

2 Avocet Close, Biggleswade, SG18 8HQ

THOMAS MORRIS







Guide Price: £180,000 - £190,000
Leasehold
Avocet Close, Biggleswade, SG18 8HQ

- No Onward Chain
- Parking Space
- 0.5 Mile Walk to Mainline Train Station
- One Bedroom House
- Refurbished Throughout
- Potential Rent Of £975pcm
- Cul-De-Sac Location
- Outside Storage Cupboard
- 954 Year Lease Remaining
- EPC: E (49)

Offered to the market with no onward chain, this beautifully refurbished one-bedroom home is tucked away within a popular cul-de-sac on the sought-after Birds Estate.

Ideally positioned just a 0.5 mile walk to Biggleswade's mainline railway station and town centre, the property is perfectly suited to first-time buyers, commuters and investors alike.

The ground floor features a bright and spacious open-plan living area, enhanced by a charming bay window and an archway leading through to the refitted kitchen. The kitchen has been stylishly updated with contemporary units, a brand-new oven and hob, space for additional appliances, and useful under-stairs storage.

Upstairs, the generous double bedroom benefits from a built-in storage cupboard and is served by a refitted bathroom finished to a modern standard.

Externally, the property offers a useful storage cupboard and an allocated parking space conveniently located directly outside.

Enjoying a convenient position close to local shops, doctors' surgeries, transport links and recreational grounds, this superb home offers low-maintenance living in a highly accessible location.

Tenure: Leasehold, we have been advised there are 954 years remaining. The lease term is 999 years from 31st May 1981.
Service Charge: £600 pa
Local Authority: Central Bedfordshire
Council Tax Band: A
EPC: E (49)







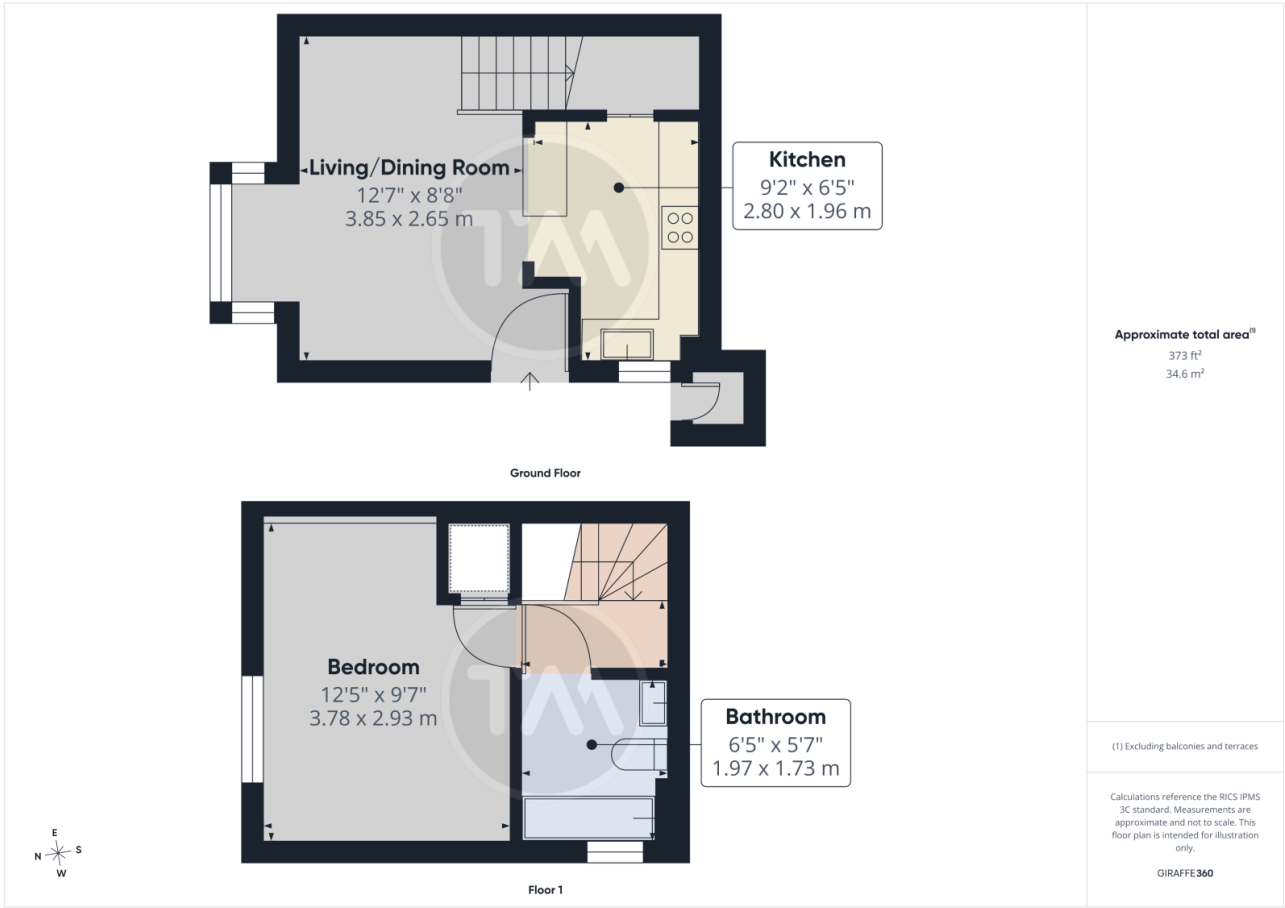
Accommodation

Ground Floor
Kitchen *9'2" x 6'5" (2.8m x 1.96m)*.
Living/Dining Room *12'7" x 8'8" (3.84m x 2.64m)*.

First Floor
Landing *2'8" x 5'10" (0.81m x 1.78m)*.
Bedroom *12'5" x 9'7" (3.78m x 2.92m)*.
Bathroom *6'5" x 5'7" (1.96m x 1.7m)*.

Outside
Storage Cupboard
Parking Space

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Leasehold Information
Lease Length: 953 Years .
Ground rent: £0 Per Annum
Service charge: £600 Per Annum
Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

The Property Ombudsman