

FOR SALE



Three Bedroom Apartment High Street, Biggleswade

OFFERS IN EXCESS OF **£270,000**

MARTIN & CO

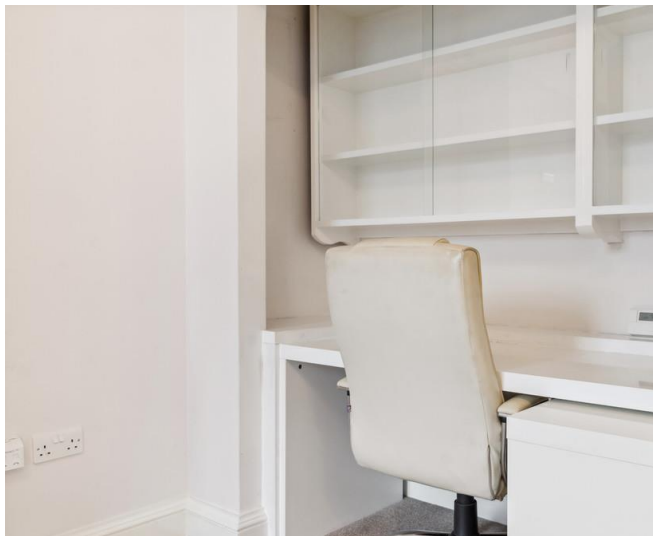
High Street, Biggleswade

Three Bedrooms, One Bathroom

- Chain Free!!
- Central location on Biggleswade High Street within minutes of the mainline Train Station and other a
- Impressive sized rooms with original Victorian features and high ceilings
- Gas Central Heating
- Luxury Bathroom

SUMMARY

Martin & Co welcome to the market this charming three-bedroom property located in the heart of Biggleswade Town Centre. This impressive Apartment, with original Victorian features, is situated in the High Street and features an abundance of amenities including The Bigg Theatre, Asda Supermarket, and a range of independent retailers, cafes, and other eateries. The property is also a five minute walk from the Train Station with fast train links to both London and the North. The Apartment features light and airy spacious accommodation including three bedrooms, kitchen/diner, lounge, bathroom, and additionally a separate room for utility white goods and shared Courtyard garden. There is parking to the rear of the property. The southern entrance to Biggleswade houses the A1 Retail Park which has a good range of shops and facilities such as Next, M&S, River Island, and Costa Coffee etc. Viewing is highly recommended on this unique and stylish home with exceptionally large rooms.



ENTRANCE HALLWAY

Carpet, entry-phone system, large cloakroom cupboard, ceiling rose, ceiling lights, loft hatch. Separate lockable utility room for white goods and storage.

LOUNGE 17' 1" x 15' 2" (5.21m x 4.62m)

A large bright and airy lounge featuring carpet, two radiators, feature fireplace with granite surround, two double-glazed windows to front aspect, fitted blinds, coving, two light fittings with ceiling rose, purpose built alcove for office space comprising desk and glass fronted cupboard space.

BEDROOM ONE 16' 4" x 13' 10" (4.98m x 4.22m)

A spacious bedroom featuring carpet, two radiators, two double-glazed windows to front aspect, fitted blinds, feature fireplace with granite surround, a range of oak bedroom furniture, coving, ceiling rose and light fittings.

BEDROOM TWO 15' 00" x 10' 3" (4.57m x 3.12m)

Another spacious bedroom featuring carpet, radiator, double-glazed window to rear aspect overlooking courtyard, fitted blind, electric fire, a range of oak bedroom furniture, coving, ceiling rose, light fittings.



BEDROOM THREE 11' 4" x 6' 6" (3.45m x 1.98m)

Carpet, radiator, double-glazed window to front aspect, fitted blind, coving, ceiling rose, light fittings.

KITCHEN 11' 7" x 11' 2" (3.53m x 3.4m)

LVT floor, a range of off-white wall and base units with Oak work surfaces and splashbacks, stainless steel with mixer tap, integrated appliances including Bosch oven and microwave, dishwasher, separate gas hob with filter-hood over, fridge, freezer, Worcester boiler, coving, ceiling lights.

LUXURY BATHROOM

Tiled floor, double-glazed obscure windows with fitted shutters, double shower cubicle with rainfall shower and separate mixer shower, large rectangle sink with silver mixer tap housed in vanity unit, mirror, low-level flush WC, two person Whirlpool Jacuzzi Bath Spa reinforced with stainless steel support frame with silver mixer tap, shower attachment, remote controlled lighting, Airspa jets, shaver point, extractor fan, coving, inset LED ceiling lights.

OUTSIDE SPACE

Shared courtyard and parking to rear.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 98.6 sq m / 1,061 sq ft

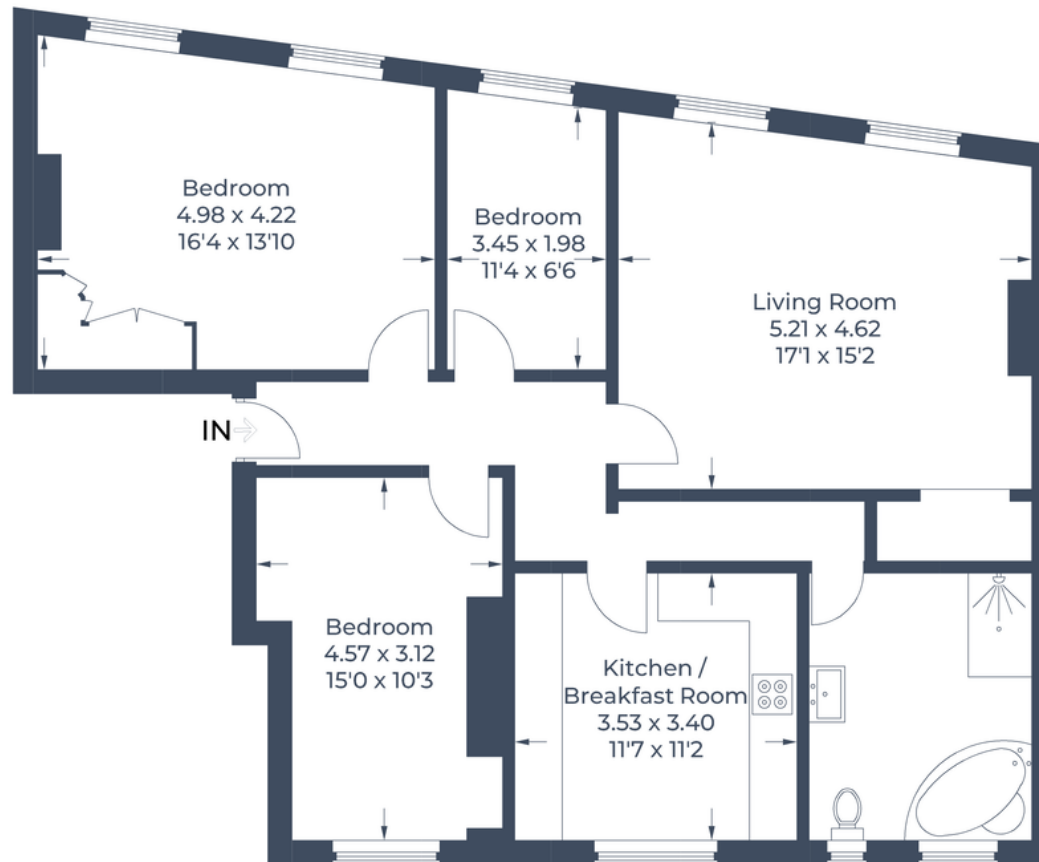


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