



Avocet Close, Biggleswade - SG18 8HQ

Guide Price £190,000



HARVEY
ROBINSON

Avocet Close

Biggleswade

- NO ONWARD CHAIN
- CLUSTER HOME
- ONE DOUBLE BEDROOM
- SIGNIFICANTLY IMPROVED BY THE CURRENT OWNER
- LOUNGE WITH BAY WINDOW
- NEWLY FITTED KITCHEN AND REFITTED BATHROOM
- ONE DESIGNATED PARKING SPACE
- WALKING DISTANCE TO THE TRAIN STATION AND LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY OR INVESTMENT





Avocet Close

Biggleswade

We are delighted to offer for sale with no onward chain, this superbly presented one-bedroom cluster home, ideally situated within a short walk of Biggleswade town centre and the mainline railway station, making it a perfect purchase for first-time buyers, commuters, or investors alike.

The current owner has significantly improved the property, creating a stylish and contemporary home that is ready to move straight into. Having been recently redecorated throughout and fitted with new carpets, the accommodation is both bright and welcoming. The ground floor features a spacious lounge/dining room with an attractive bay window to the front aspect, allowing plenty of natural light to flood the room, while the newly refitted modern kitchen offers a range of quality units and work surfaces, providing both practicality and style.

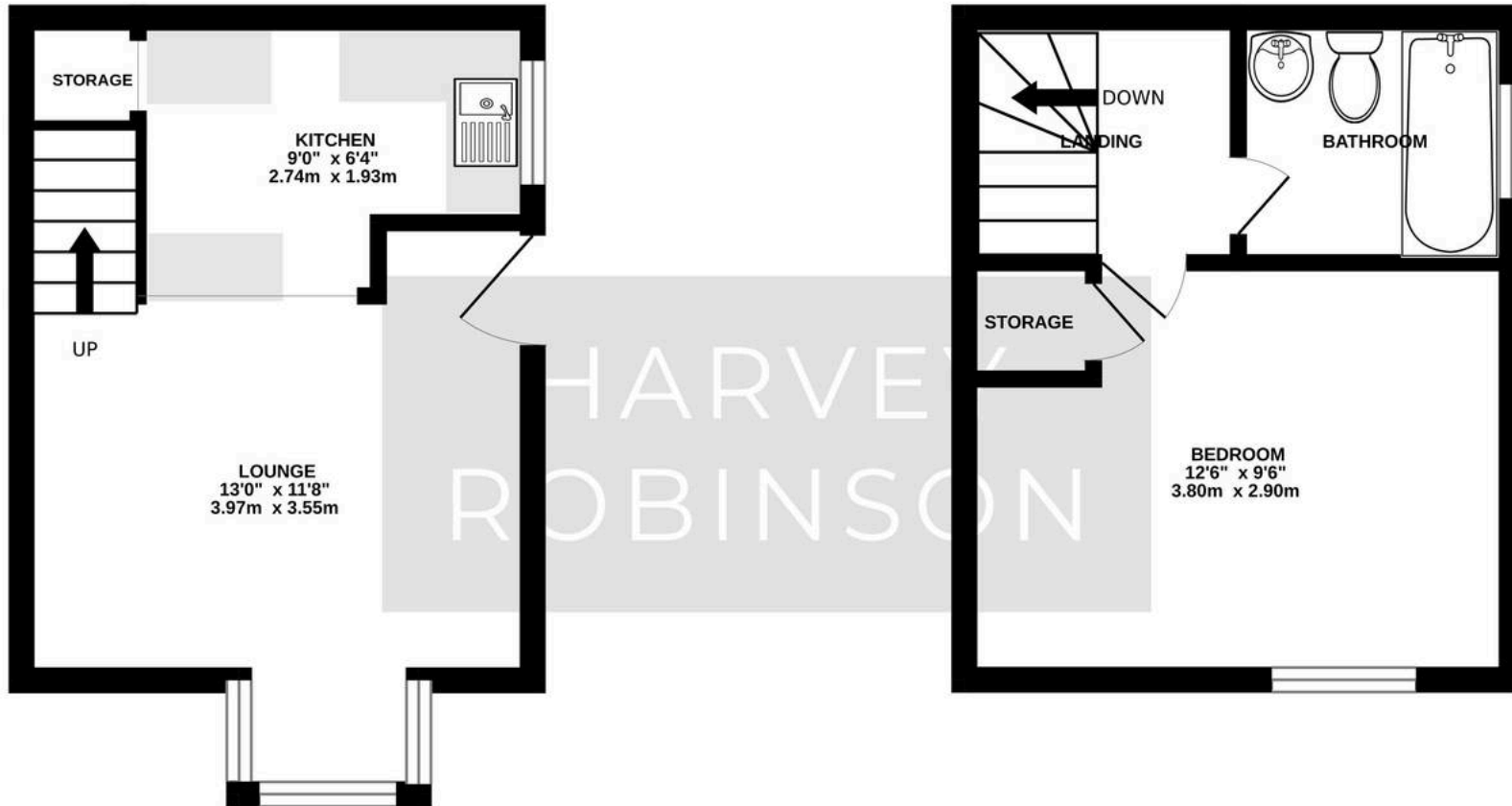
To the first floor, you will find a generous double bedroom and a beautifully appointed newly fitted bathroom, finished to a high standard. Every improvement has been carefully considered, resulting in a home that combines modern comfort with low-maintenance living.

Externally, the property benefits from an external storage cupboard and allocated parking for one vehicle. Situated in a popular residential location within easy walking distance of the town centre, local amenities, and excellent transport links, this fantastic home is an opportunity not to be missed.




GROUND FLOOR
187 sq.ft. (17.3 sq.m.) approx.

FIRST FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.8 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Avocet Close

Biggleswade

FAQ'S

Property Tenure: Leasehold

Property Built: 1980'S

Council Tax Band: A

Boiler Serviced: TBC

Primary School Catchment: St Andrews West /

Biggleswade Acadamey

Secondary School Catchment: Stratton / Edward Peake

Service Charge: £600 PA

Ground Rent: Peppercorn

Lease Length: 999 years

Postcode for SatNav: SG18 8HQ

What3Words Location: ///anchors.decide.haystack

SERVICES

Heating: Electric Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.2 miles

Biggleswade Railway Station: 0.9 miles

Cambridge: 21.5 miles

Bedford: 13.0 miles

London: 47.8 miles

