Lot 122 37 Stratton Way, Biggleswade, Bedfordshire, SG18 0NS



All enquiries Ref: Callum Glenn



- **Freehold Semi-Detached House**
- **Requires Modernisation and Updating**
- **Full Vacant Possession**



Location:

The property is located in this residential area to the east of Biggleswade town centre. The location provides good transport links with the town lying just off the A1linking South towards Stevenage and St. Albans or north to St Neots, Huntingdon and Peterborough. Other transport links include the rail station at Biggleswade which provides a direct service to London St Pancras with a journey time of some 45 minutes.

Description:

The property comprises this two-floor semi-detached house with attached garage together with front and rear gardens. It now requires a program of upgrading and refurbishment and may also have potential for reconfiguration and/ or, extension into the loft space subject to necessary consents. Purchasers are deemed to rely on their own enquiries as to permissions required for extensions/loft conversion.

Accommodation:

First Floor: Three Bedrooms, Bathroom, Separate wc
Ground Floor: Entrance porch and Hallway, Reception Room, Dining Room, Kitchen, Utility Room, Store Room, wc
Outside: Attached Garage, Front and Rear Gardens.



EPC Rating: E

Council Tax Band: C

To View:

Strictly and only by prior arrangement with the auctioneers.



