



Guide Price

£255,000

95 Bunyan Road

Biggleswade, SG18 8QQ

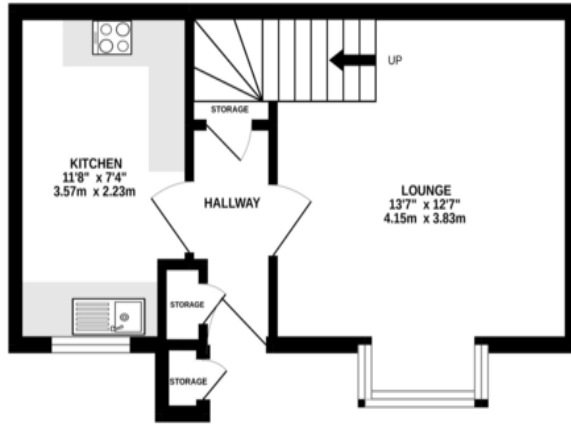
## PROPERTY SUMMARY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this well presented two bedroom terraced home within this popular location of the town. The accommodation in brief consists of a good size Lounge with a bay window, and a Kitchen to the Ground Floor. Two double Bedrooms and the Bathroom occupies the First Floor. Outside, the property has a Enclosed Garden to the front with a large shed and an allocated car parking space. Benefits include gas central heating with a combination boiler and UPVC double glazing. The property is located within a mile of Biggleswade town centre with an array of High Street shops, bars and restaurants as well as the train station providing access into London Kings Cross within the hour, making this home a perfect first time purchase or investment buy. Please contact our Biggleswade estate agent offices for further information and to arrange a viewing.

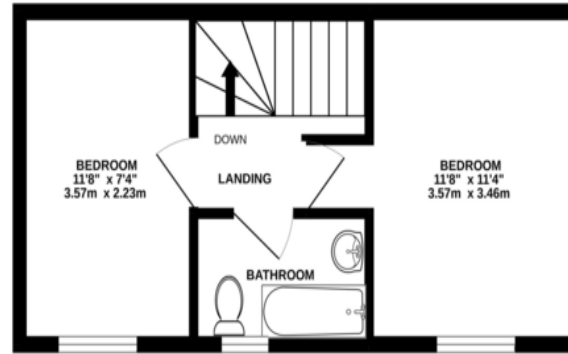




GROUND FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 sq.m.) approx.  
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## FAQs

Tenure: Freehold

Property Built: 1991

Council Tax Band: B

Potential Rental Income: £950.00 PCM

Boiler Installed: 2017

Loft Access: Part Boarded, No ladder or Light

Lower School Catchment: Biggleswade Academy

Middle School Catchment: Biggleswade Academy

Upper School Catchment: Stratton Upper School

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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