



HARVEY ROBINSON

Guide Price

£300,000

36 Sun Street

Biggleswade, SG18 0BP

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward chain this charming two double bedroom Grade II Listed cottage located within this central position of the town centre. Retaining character and many period features throughout, the cosy accommodation in brief consists of a spacious lounge with exposed beams and an open fireplace with decorative hearth and surround, leading onto a fully fitted kitchen with access out to the rear courtyard completing the downstairs living space. A double bedroom and a three piece bathroom suite with roll-top bath can be found on the first floor, whilst the large second bedroom occupies the whole of the second floor. Outside, the enclosed rear courtyard is laid to gravel providing private outside dining and entertaining space. Off road parking for a vehicle is present at the bottom of the courtyard garden.

Located centrally within the town, the property is within easy reach of local amenities, beautiful countryside walks along the nearby River Ivel and main road access North and South via the A1. Biggleswade Town is located within a mile away with various shops, bars and restaurants with further big-brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides a regular service into London Kings Cross and St Pancras within 40 minutes making it an ideal home for the first-time buyer or investor alike. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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FAQs

Property Built: 1740

Tenure: Freehold

Council Tax Band: B

Rear Garden Aspect: South/West

Lower School Catchment: St Andrews

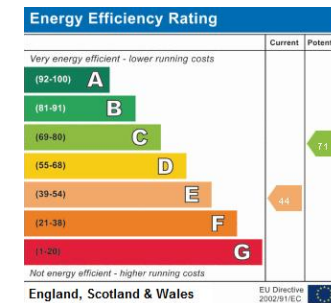
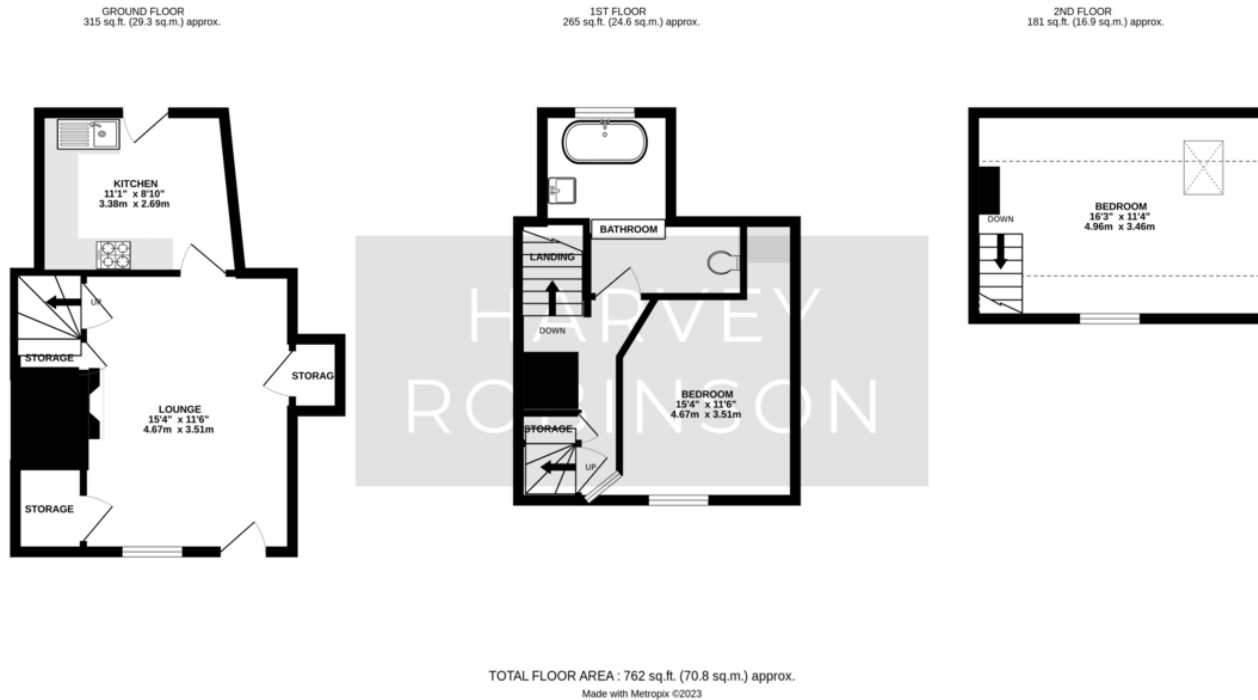
Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

Water Meter: Yes

EPC Rating: E

Potential Rental Income: £1200.00 PCM



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

HARVEY ROBINSON

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