



HARVEY ROBINSON

Guide Price

£240,000

Rose Lane

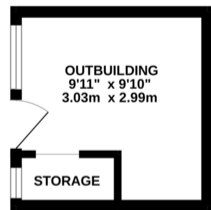
Biggleswade, SG18 0JT

We are delighted to present this beautifully maintained period cottage, ideally situated in the heart of Biggleswade, just 0.3 miles from the train station-perfect for commuters and local amenities alike. The ground floor offers a spacious open-plan lounge and dining area with built-in storage, leading through to a bright and airy kitchen. A recently refurbished bathroom completes the downstairs accommodation, finished to a high standard. Upstairs, the property features two generously sized bedrooms, both offering comfortable and versatile living space. Outside, the property enjoys an enclosed rear garden, providing a welcoming outdoor retreat. There is a right of way through neighbouring gardens for convenient bin access. At the end of the garden, a substantial brick-built outbuilding with lighting adds excellent potential for a home office, workshop, or storage. Permit parking is available nearby in the Rose Lane car park, offering a practical solution for residents. This charming cottage combines character and convenience in a sought-after location-early viewing is highly recommended.

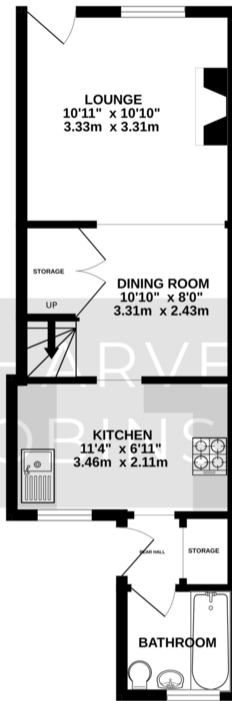




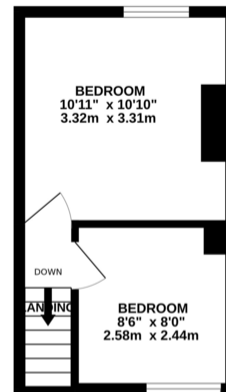
OUTBUILDING
97 sq.ft. (9.1 sq.m.) approx.



GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.




1ST FLOOR
204 sq.ft. (18.9 sq.m.) approx.



ROSE LANE, BIGGLESWADE, BEDFORDSHIRE, SG18 0JT
TOTAL FLOOR AREA : 631 sq.ft. (58.7 sq.m.) approx.
Made with Metropix ©2025

FAQs

Property Tenure: Freehold
Property Constructed: 1900's
Rear Garden Aspect: West
Council Tax Band: B
Primary School Catchment: St Andrews West
Secondary School Catchment: Stratton
Boiler Installed: 2018
Boiler Last Serviced: July 2024
Loft Boarded: Partially
What3Words Location:
///relations.removing.pranced
EPC Rating: D
Residents parking available £160 pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
WWW.EPC4U.COM		

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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