



Hancock's Estates

With you every step of the way



Myrtle Cottages, 34 Banks Road, Biggleswade, SG18 0DY
£234,995





Myrtle Cottages, 34 Banks Road Biggleswade, SG18 0DY

- Extended Edwardian Cottage
- Spacious Kitchen / Dining Room
- Living Room with Open Fire
- Approximate 0.7m Walk to Station
- Three Bedrooms
- Modern Shower Room
- Enclosed 56ft Garden
- No Forward Chain

An extended, semi detached, Edwardian cottage located an approximate 0.7 mile walk to the train station with various local schools in the vicinity, nearby convenience stores and bus stops at either end of the road. An entrance porch provides access to a welcoming sitting room with open fireplace and exposed floorboards. An inner lobby provides access to the first floor accommodation and the extended kitchen / dining room. The kitchen has a built-in oven and gas hob with space for a washing machine, tumble dryer and fridge / freezer. The rear lobby provides access out into the garden and the ground floor three piece shower room with heated towel rail, tiled floor and extractor fan.

The first floor accommodation comprises three bedrooms and landing.

The loft is boarded with both power and light connected and unlike most modern properties, the sizeable loft area has no intrusive trusses.



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Entrance Porch	
Sitting Room	11'0" x 11'5" (3.36m x 3.49m)
Inner Hall	
Kitchen/Diner	18' x 11'5" max (5.49m x 3.48m max)
Rear Lobby	
Shower Room	



Landing

Bedroom 1 11'0" x 11'5" (3.36m x 3.49m)

Bedroom 2 11'3" x 7'5" (3.43m x 2.26m)

Bedroom 3 9'3" x 5'9" (2.83m x 1.75m)

OUTSIDE

Enclosed 56ft rear garden with a south westerly aspect, side gated access, outside tap plus small decked seating area and rear courtyard.

AGENTS NOTES

Boarded loft with power and light

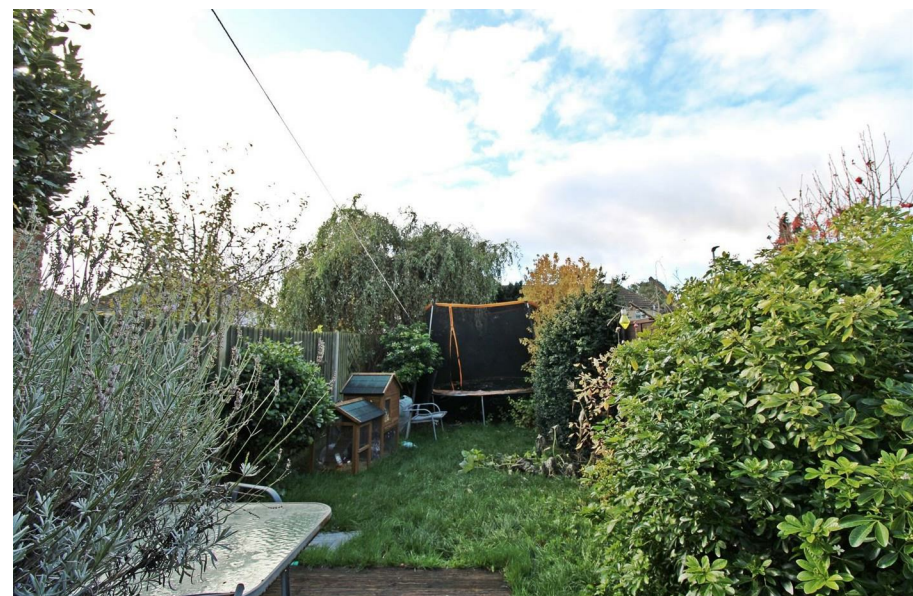
Council tax band - C

Distance to station - Approximate 0.7 mile walk

Garden orientation - SWW

Directions

Follow postcode SG18 0DY for GPS navigation.





Ground Floor



First Floor



Total area: approx. 74.1 sq. metres (797.6 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

