



# Hancock's Estates

*With you every step of the way*



**2 Mill Close, Biggleswade, SG18 8BQ**  
**£410,000 Freehold**





# 2 Mill Close

## Biggleswade, SG18 8BQ

- Significantly Improved Family Home
- Three Bedrooms (Ex - 4 Bedoom)
- Refitted Ground Floor Shower Room
- Beautifully Refitted Kitchen & Matching Utility
- Conservatory / Garden Room
- Spacious Refitted Shower Room
- Sizeable Master Bedroom with Dressing Room
- Separate Reception Rooms
- Attractive Riverside Walks Nearby
- Available with No Forward Chain

Located in a small cul-de-sac, moments from the Town Centre, this ex-four bedroom home has been significantly updated and improved. Opposite Grade II listed Ivel Mill, the property is located on the doorstep of the High Street amenities, schools, picturesque river Ivel and attractive walks. Available with no forward chain this deceptively spacious home must be seen to fully appreciate.

**£410,000 Freehold**



### Entrance Hall

### Ground Floor Shower Room

**Living Room** 10'7" x 17'0" (3.23m x 5.18m)

**Dining Room** 18'11" x 7'6" (5.76m x 2.28m)

**Kitchen** 14'1" x 7'1" (4.29m x 2.17m)

**Utility** 10'7" x 4'9" (3.23m x 1.46m)

**Conservatory / Garden Room** 15' x 9' (4.57m x 2.74m)

### Landing

**Master Bedroom** 10'9" x 13'6" (3.28m x 4.12m)

**Dressing Room** 7'9" x 8'7" (2.37m x 2.62m)

**Bedroom 2** 11'3" x 9'1" (3.42m x 2.76m)

**Bedroom 3** 8'2" x 6'10" (2.50m x 2.08m)

### Shower Room



### **Driveway Frontage**

Triple width, block paved off road parking

### **Garden**

23' x 21' (7.01m x 6.40m)

South facing enclosed rear garden.

### **About The Area**

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and High Street brands such as, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Smyths Toy Store and B&Q to name a few, plus Lidl supermarket.

The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.

Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

### **Precise Location: what3words**

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### **Carefully Selected Services**

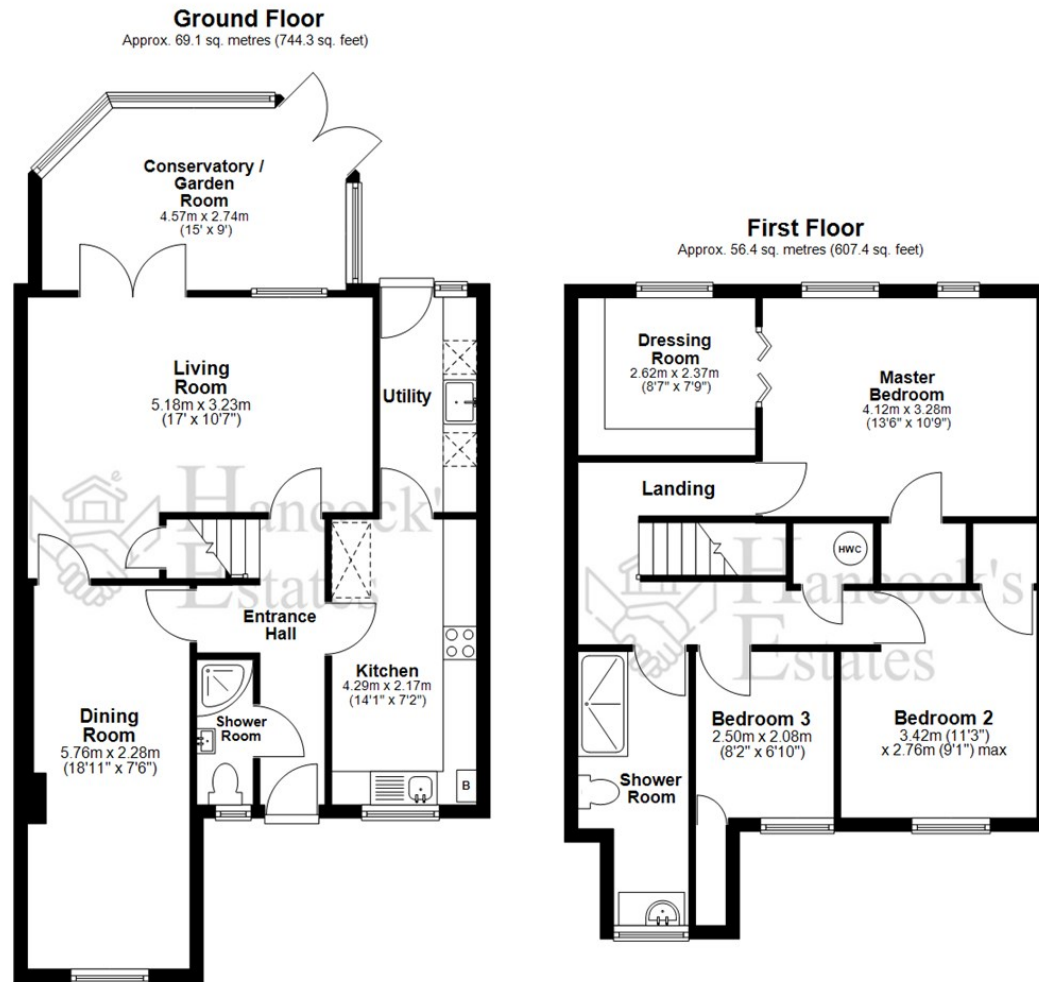
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

### **Resident Parking Permits (IF REQUIRED)**

Charges for annual residents' parking permits are as follows:

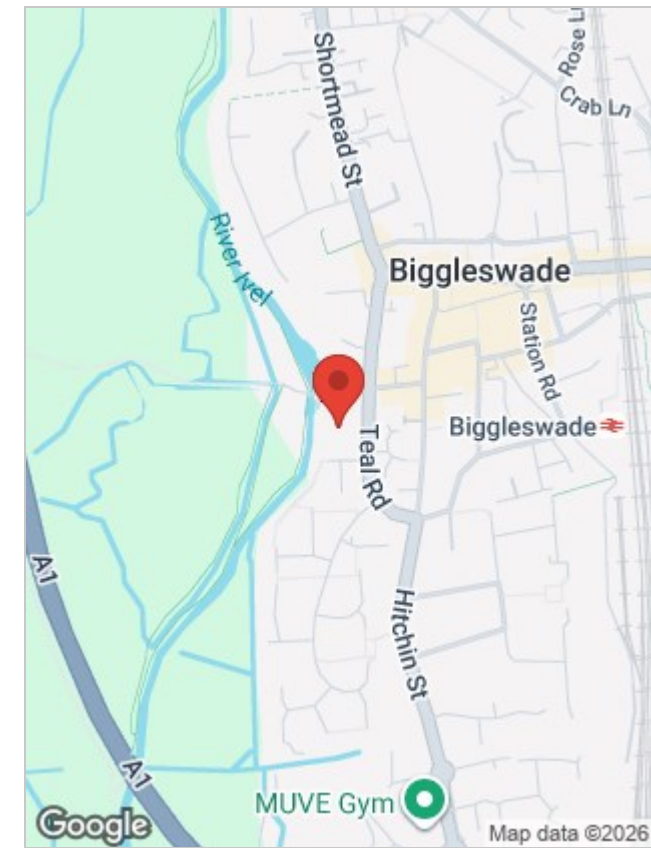
- 1st vehicle in household: £31.20
- 2nd vehicle in household: £95.30
- 3rd vehicle in household: £127.10
- book of 25 visitor permits: £32.50





Total area: approx. 125.6 sq. metres (1351.7 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.



For GPS direction please follow **SG18 8BQ**

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	