BEST ESTATE AGENT GUIDE 2025

Hancock's Estates
With you every step of the way

allAgents BEST SALES BRANCH FOR CUSTOMER EXPERIENCE Gold 2024 in Biggleswade

allAgents BEST ESTATE AGENT OF THE YEAR Gold 2024 in SG18



34 Banks Road, Biggleswade, SG18 0DY

£285,000 Freehold

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34 Banks Road
Biggleswade, SG18 0DY

£285,000 Freehold

- Extended Edwardian Cottage
- Three Bedrooms
- Spacious Kitchen / Dining Room
- Living Room with Open Fire
- Ground Floor Shower Room
- Gas Radiator Heating
- Close to Schools & Amenities
- Enclosed 56ft Rear Garden (SWW)
- Approximate 0.7 Mile Walk to Station
- 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. A superb first time buy, available with no onward chain.
Accommodation comprises entrance porch, sitting room with open fire, spacious kitchen / dining room, rear lobby, ground floor shower room, three bedrooms and a sizeable, boarded loft space.

Porch	3'2" x 4'11" (0.96m x 1.49m)
Sitting Room	11'5" x 11'0" (3.48m x 3.35m)
Kitchen/Dining Room	18'0" x 11'5" max (5.49m x 3.48m max)
Shower Room	7'9" x 5'9" (2.35m x 1.76m)
Landing	
Bedroom 1	11'5" x 11'0" (3.48m x 3.35m)
Bedroom 2	11'3" x 7'5" (3.43m x 2.26m)
Inner Hallway	7'7" x 3'9" (2.31m x 1.14m)
Bedroom 3	9'3" x 5'9" (2.83m x 1.74m)

Parking
Parking is 'on road' and this street has no parking restrictions and no permits required.











Agents Notes
Council Tax Band C £2303.60 (2026 / 2027)
Gas combination boiler. Latest service: 09/02/2026
New consumer unit (fuse board) installed 31/08/2021

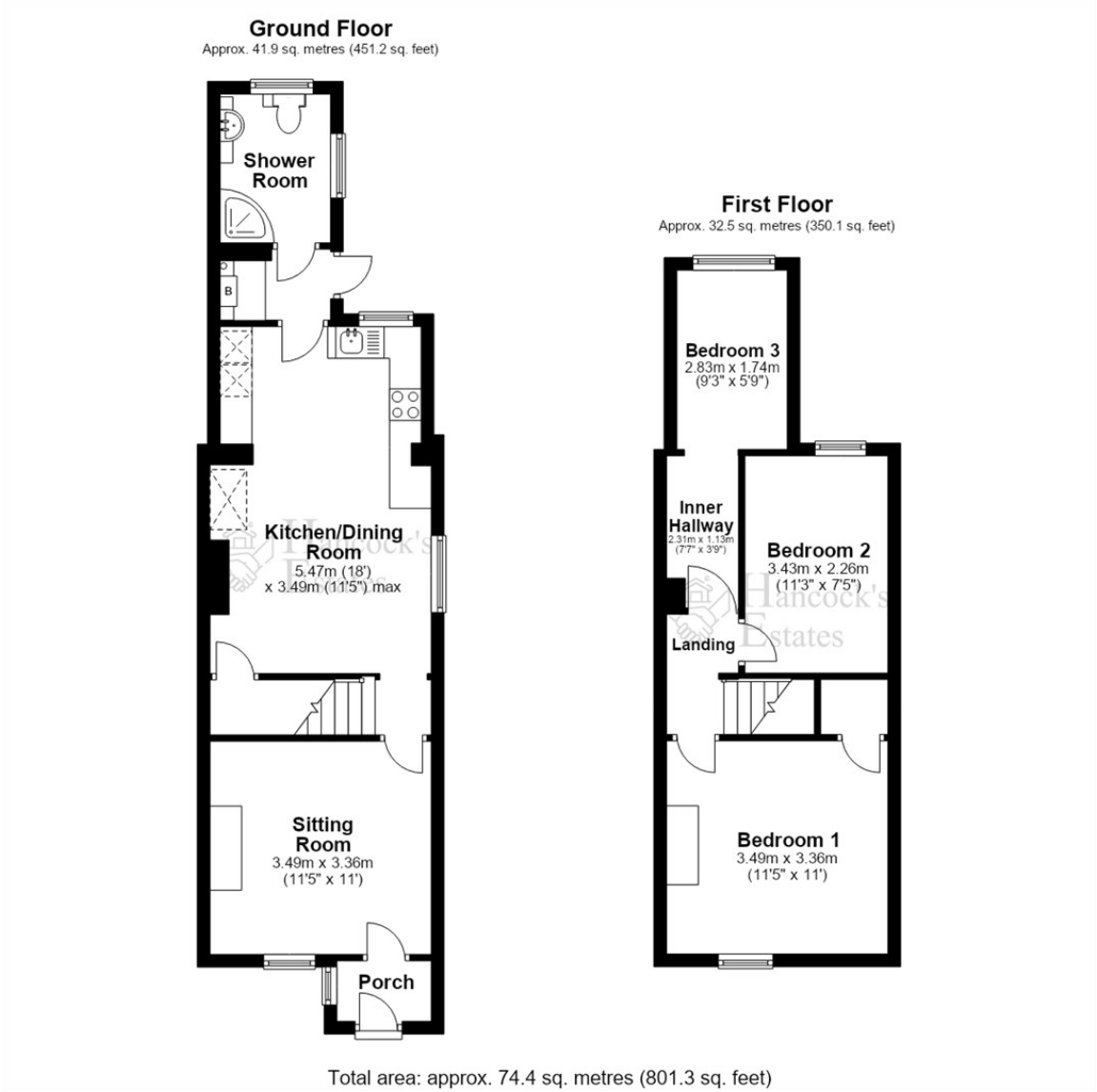
About The Area
Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and High Street brands such as, Boots, Greggs, Subway, Iceland and many more.
The River Ivel provides some lovely picturesque waterside walks with plenty of attractive '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.

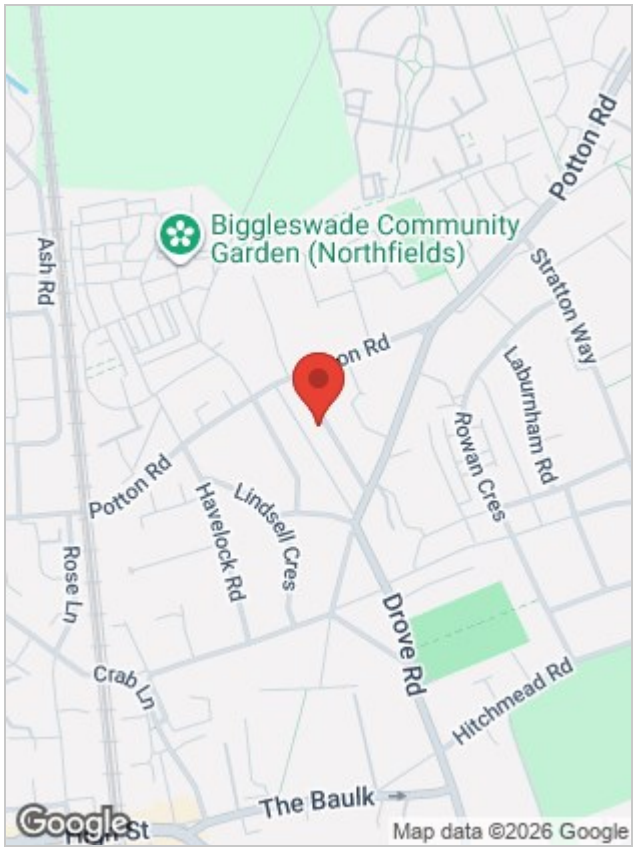
Carefully Selected Services
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use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

Precise Location
what3words: woodstove.span.suitcase

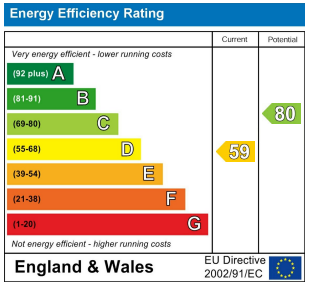
Garden
Enclosed rear garden extends to a maximum depth of 56ft x 16ft with gated access to the front







For GPS direction please follow **SG18 0DY**



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.

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