



Church Street, Biggleswade, SG18 0JS

Guide price £195,000



VACANT POSSESSION ZERO STAMP DUTY FOR FIRST TIME BUYERS ON THIS HOME***

Latcham Dowling are delighted to offer for sale this wonderful two bedroom ground floor apartment situated just off the Town Centre and within easy walking distance of Biggleswade train station with mainline links to London Kings Cross/ St Pancras. The property is in great condition with a beautiful open plan kitchen/Living room being the real hub of the property. There are two double bedrooms and a three piece white bathroom suite.

Biggleswade is a lively town with a host of supermarkets, GP surgeries, restaurants and retail. It also has the benefit of a mainline train station into London St Pancras and is located just off The A1.

The property is offered chain free and would be ideal for a first time buyer, commuter or investor.

Agents note- * Landlord has purchased a parking permit for the new owner.

** Vacant possession

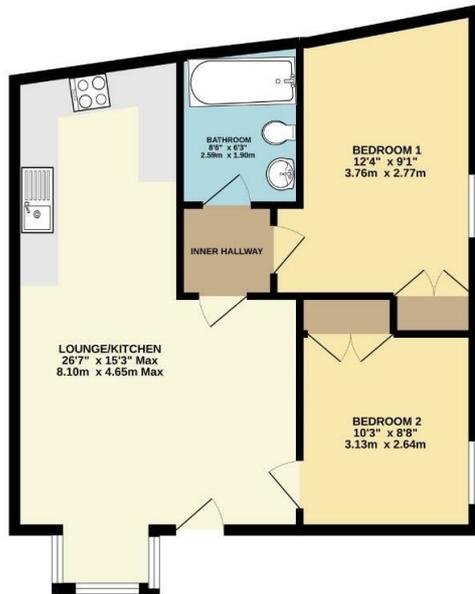
***For lease details and ground rent please check with agent

- Two bedrooms
- Town centre
- Vacant possession
- Fitted kitchen
- Open plan living room/kitchen
- Zero stamp duty for first time buyers
- Walking distance of mainline station
- Great decorative condition

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01480 775900

GROUND FLOOR
 NaN sq.ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 March 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.