



## **2 Holme Crescent, Biggleswade, SG18 8DA**

**Price Guide £375,000**

This is an excellent opportunity for someone to make their mark on this extended three bedroom home located within a short walk of Biggleswade town. The property boasts a 20ft kitchen/diner, separate lounge, ground floor shower room and additional bedroom. On the first floor there are three bedrooms and bathroom. The property further benefits from a large rear garden and off road parking for two cars. No upward chain.

### Entrance Hall

Stairs leading to first floor, radiator, window to side, entrance door.

### Lounge 14'3" x 12'0" (4.35 x 3.66)

Window to front, radiator.

### Kitchen/diner 20'9" x 10'6" (6.33 x 3.21)



Well fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink with mixer tap, integrated double oven, integrated gas hob with stainless steel chimney hood over, tiled splash back, tiled floor, under stairs storage cupboard, radiator, two windows to rear, sliding patio door to garden.

### Utility 13'1" x 6'7" (4.01 x 2.01)

uPVC door to front, radiator, tiled floor, range of base and wall mounted unit with work surfaces over, plumbing for washing machine.

### Shower Room 9'11" x 4'3" (3.04 x 1.31)



Refitted white suite comprising of large walk in shower enclosure, low level w.c, pedestal wash hand basin, part tiled walls, tiled floor, heated towel rail, window to rear.

### Bedroom Four 18'0" x 6'10" (5.5 x 2.09)

Radiator, door to garden, window to rear, plumbing for washing machine.

### Landing

Window to side, access to loft space, storage cupboard.

### Bedroom One 14'4" x 10'7" (4.37 x 3.23)



Two windows to rear, radiator, fitted sliding door wardrobe.

### Bedroom Two 12'0" x 11'0" (3.67 x 3.36)

Two windows to front, radiator, fitted sliding door wardrobe.

### Bedroom Three 9'4" x 7'5" (2.85 x 2.28)

Window to front, radiator, cupboard.

### Bathroom

White suite comprising of enclosed bath with panel, wall mounted shower, low level w.c, pedestal wash hand basin, fully tiled walls, window to rear, heated towel rail.

### Front Garden

Driveway providing off road parking for two cars, rest laid to lawn retained by brick wall.

### Rear Garden



A large, fully enclosed laid mainly to lawn, large paved patio area and concrete hardstanding, garden shed, gated access to front.

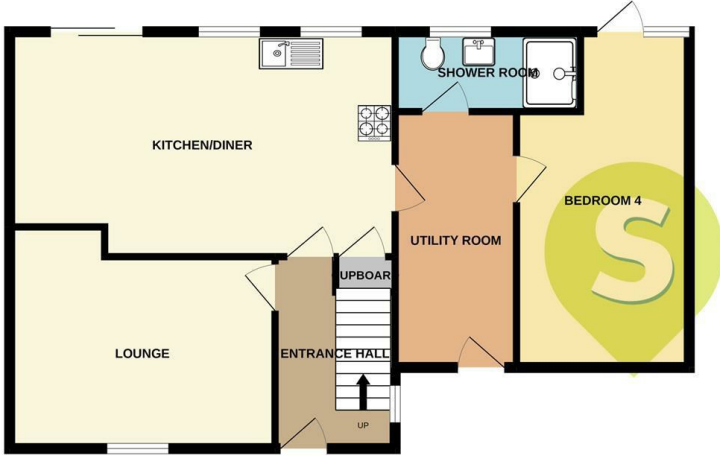
### Agents Note

Freehold

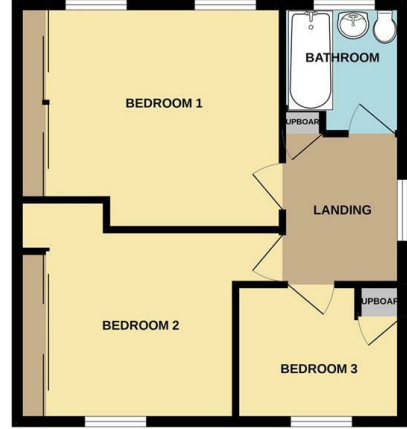
Council Tax Band C.  
EPC band D.  
Vacant

# Floor Plan

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



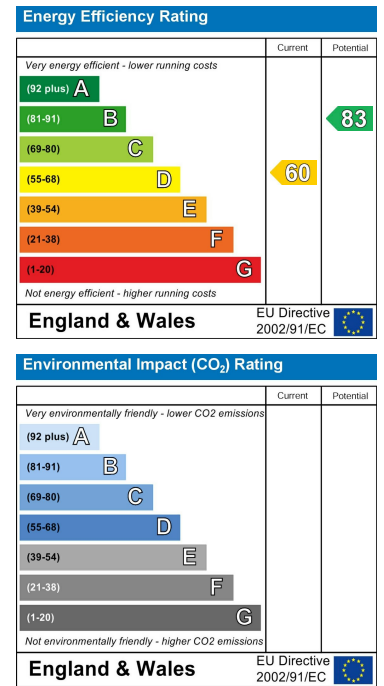
TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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