



**18 Heron Close, Biggleswade, SG18 8HG**

**£925 PCM**

A stunning, one bedroom cluster home located in a tucked away position within walking distance to the Town Centre and Mainline Station. This home is very well presented throughout and is available late November 2025.

#### Lounge 12'7" x 8'8" (3.86 x 2.65)

Laminate floor, bay window to front, radiator. Stairs to:

#### Kitchen 9'1" x 6'3" (2.79 x 1.93)

Fitted kitchen with uPVC window to front, additional storage cupboard. Appliances included: gas hob and electric oven. Plumbing & space for washing machine and fridge/freezer.

#### Bedroom 12'11" x 9'6" (3.96 x 2.9)

Double bedroom with laminate flooring. Radiator. Neutral decorated walls. UPVC window.

#### Bathroom

White suite with bath tub with shower and shower curtain. Pedestal wash hand basin and low level WC. Vinyl flooring.

#### Garden

Allocated lawn area (not enclosed) with drying line provided. One allocated parking bay/space offered. There are also a number of visitors parking spaces.

#### Agents Notes

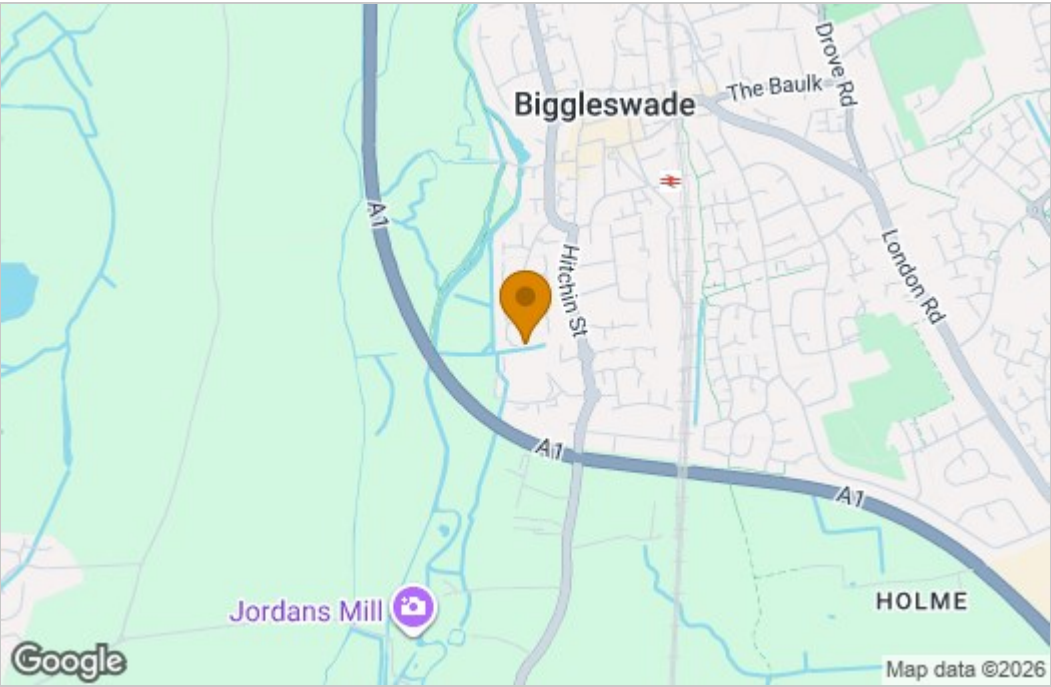
Tenancy term:- Minimum 6 months. Longer term available.

Deposit:- £1,067.

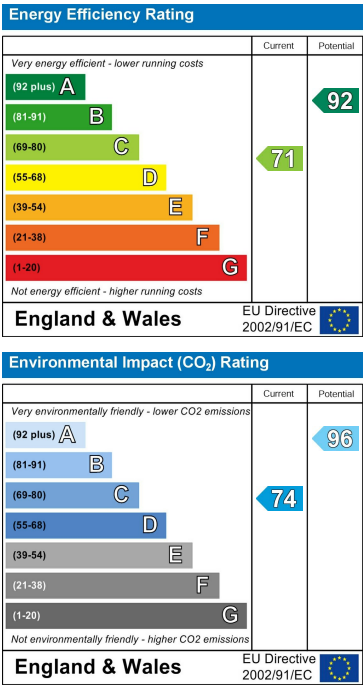
Council tax band A.

Floor Plan

Area Map



Energy Efficiency Graph



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