

## 14 Palace Street, Biggleswade, SG18 8DP

**£260,000**

Located within two minutes walking distance both to Biggleswade town centre and the train station, this is a delightful one bedroom Victorian cottage with off road parking and rear garden.

As you step into the lounge you will immediately be drawn to the welcoming exposed brick open fireplace, perfect to sit in front of during those cold wintery nights. As you continue through you will take in plenty of exposed beams and the custom made staircase to add to the charm and character of this home.

Off the lounge you will find the kitchen, with plenty of cupboard and worktop space, gas hob and oven, and provision for other appliances. Here, you will find a door leading out to the west facing rear garden which has a small shingled seating area perfect for your morning coffee or a sunlit afternoon or evening for entertaining friends, beyond that a lawned area, and a handy timber shed for storage.

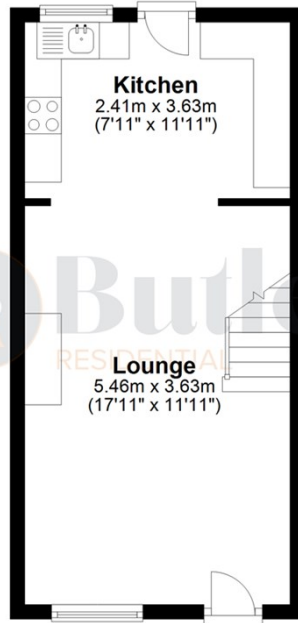
Moving upstairs you will find a large bedroom complete with two built in wardrobes and an additional storage cupboard over the stairs. Also upstairs is an overly generous sized three piece bathroom.



## Floor Plan

### Ground Floor

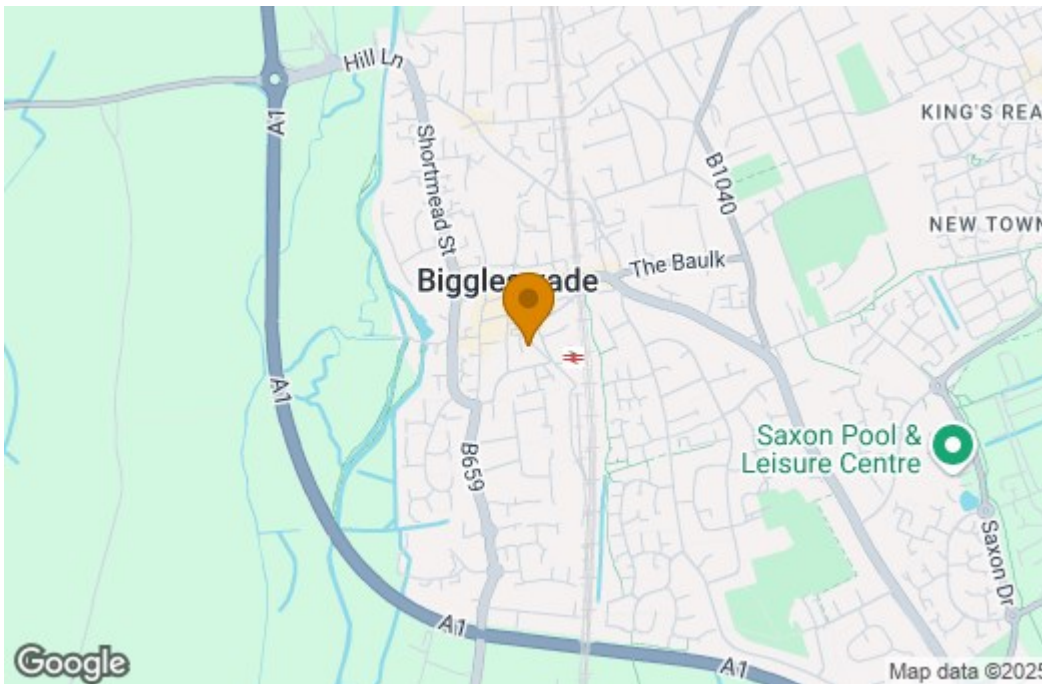
Approx. 29.0 sq. metres (311.7 sq. feet)



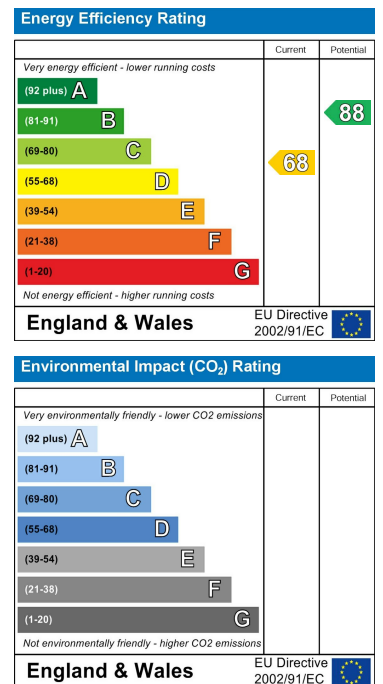
Total area: approx. 51.3 sq. metres (552.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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.

**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk

