



## ***Bigginwood Road***

***Offers Over £600,000***

*Located on a highly sought-after tree-lined street, this three-bedroom semi-detached property offers charm and plenty of potential. With a spacious garage to the side, this home is ideal for buyers looking to create something special.*

*The property features three well-proportioned bedrooms and generous living space, making it perfect for family living. There is excellent scope for renovation or extension, subject to planning permission. The peaceful location and no onward chain add to the appeal, ensuring a straightforward buying process.*

*This property is a fantastic opportunity for first-time buyers, families, or investors. Contact us today to arrange a viewing!*

*EPC Rating D*

*Council tax band E*

# Bigginwood Road

Entrance hall



Kitchen 11'1" x 9'2" (3.4 x 2.8)



Reception 1 11'9" x 10'5" (3.6 x 3.2)



Landing

Bedroom 1 15'1" x 11'1" (4.6 x 3.4)



Reception 2 16'4" x 11'1" (5 x 3.4)



Bedroom 2 12'5" x 11'5" (3.8 x 3.5)

Bedroom 3 8'6" x 6'6" (2.6 x 2)

Bathroom 5'10" x 5'10" (1.8 x 1.8)

WC

Garden 72'2" x 29'6" (22 x 9)



## *Bigginwood Road*

### Rear elevation



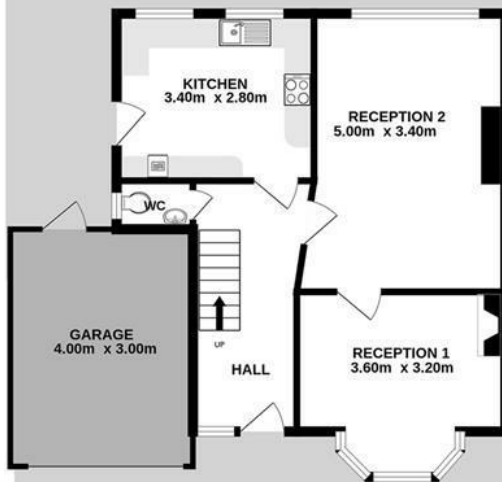
### Buyers Guide



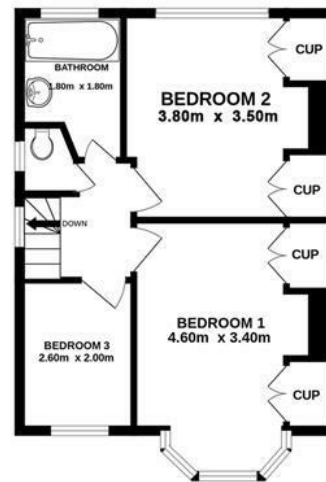
**GARDEN**  
**(approx)**  
**22m x 9m**



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 79        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 58                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

