



Venus Avenue, Biggleswade, Bedfordshire. SG18 8FJ







## 3 Bedroom Semi-Detached House Offers Over £350,000 Freehold

**\*UNIQUE STYLE\*** This three-bedroom semi-detached home located on the popular Kings Reach Development boasts a modern kitchen/diner, integrated appliances, shower room and ensuite. With a sunny west facing garden and two allocated parking spaces early viewing is advised!

- Three bed semi detached
- Ensuite
- Built in storage
- Integrated appliances
- Cloakroom
- Two allocated parking spaces
- West facing garden
- Walking distance to schools
- EPC rating C. Council tax band D

## Ground Floor

### Entrance Hall:

Entry via UPVC front door. Covered porch. Door to WC and Living room. Karndean flooring. Radiator.

### Cloakroom:

Door from hallway. Low level WC and wash hand basin. Radiator. Karndean flooring.

### Living Room:

Abt. 11' 5" x 15' 1" (3.48m x 4.60m) Door from hallway. Dual aspect windows to front and side aspect. Karndean flooring. Radiator. Door to kitchen.

### Kitchen/Diner:

Abt. 8' 8" x 14' 10" (2.64m x 4.52m) Modern gloss kitchen with a range of fitted wall and base units. Laminate worksurfaces. Integrated oven, 4-ring gas hob with overhead extractor, fridge/freezer, washing machine dishwasher and stainless-steel sink and drainer. French doors leading on to garden. Karndean flooring. Radiator.

## First Floor

### Bedroom One:

Abt. 9' 9" x 9' 10" (2.97m x 3.00m) Located towards the rear of the property with window to rear aspect. Fitted double wardrobe and additional storage over stairs. Radiator. Carpet flooring. Door to ensuite.

### Ensuite:

Three-piece suite comprising of a low-level WC, wash hand basin and shower cubicle. Heated towel rail. Mosaic effect tiled flooring. Obscured window to side aspect.

### Bedroom Two:

Abt. 9' 8" x 7' 10" (2.95m x 2.39m) A spacious double bedroom. Window to front aspect. Carpet flooring. Radiator.

### Bedroom Three:

Abt. 6' 10" x 7' 11" (2.08m x 2.41m) A small single bedroom or office space Window to front aspect. Carpet flooring. Radiator.

### Shower Room:

A modern three-piece suite with low level WC, wash hand basin with vanity unit, shower cubicle with rainfall shower. Wall mounted mirrored cabinet. Obscured window to side aspect. Heated towel rail. Vinyl flooring.

### Outside:

#### External:

To the rear, is a sunny west facing garden with patio area and storage shed. Two allocated parking spaces to the rear.

### Agents Note:

Some images used are from an older listing and may not represent the property in its current condition. All fixtures and fittings remain the same.

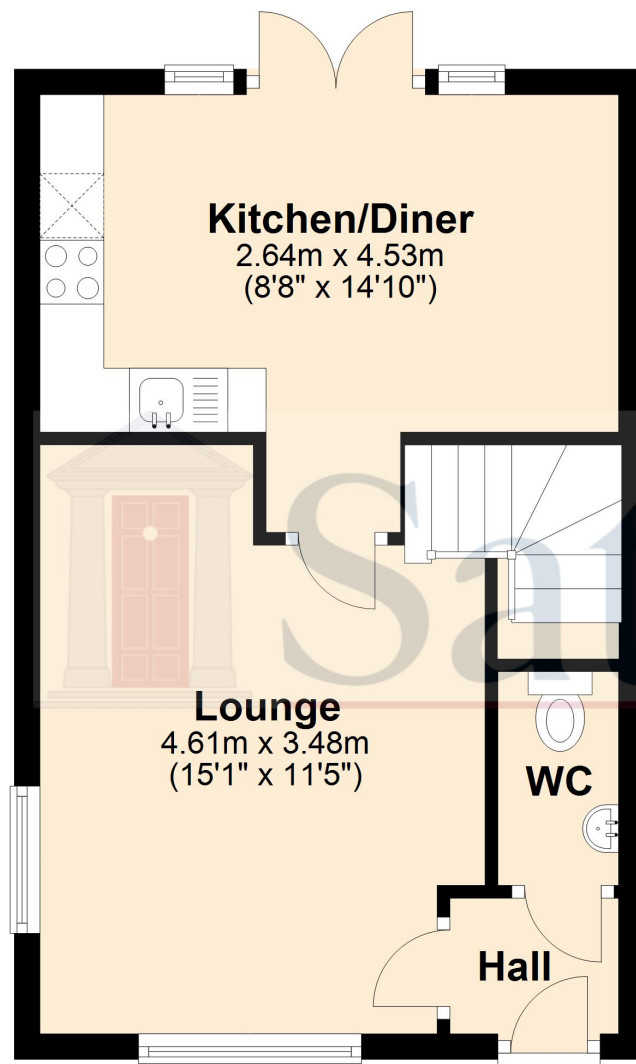
Draft particulars yet to be approved by vendor and maybe subject to change.



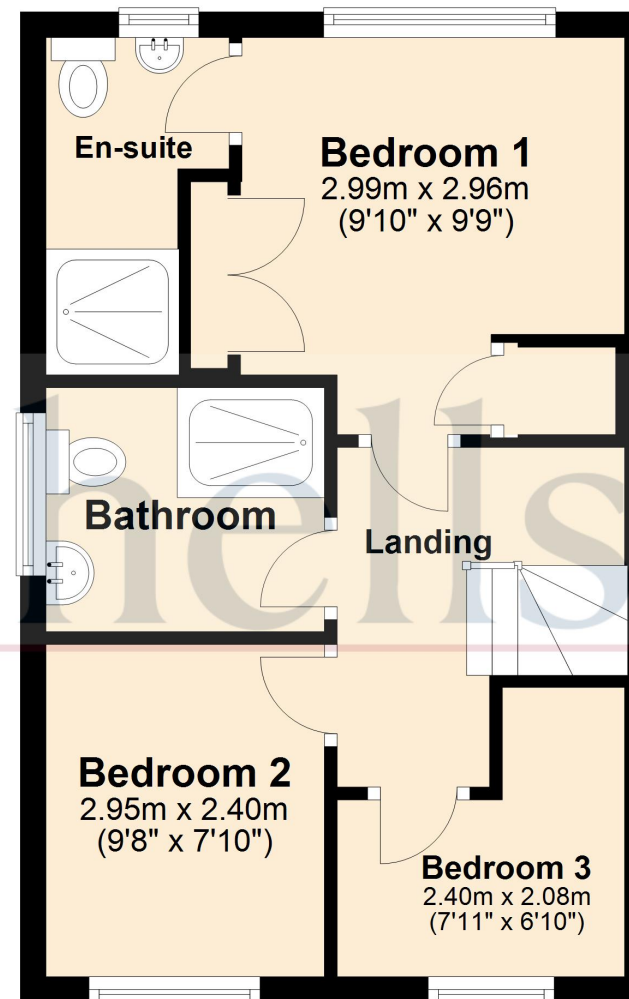
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.