



Anderson Road, Biggleswade, Bedfordshire. SG18 8FX





## 2 Bedroom Semi-Detached House Offers in Excess of £300,000 Freehold

New to market! This much loved two bedroom semi-detached home is offered chain free with open plan living, ensuite, ample storage, parking and south facing garden! Early viewing advised.

- Chain Free!
- South facing garden
- Ensuite to master
- Allocated parking
- Ample built in storage
- Two double bedrooms
- Walking distance from local amenities
- Popular Kings Reach development
- Ready to move into
- EPC rating C. Council tax band C

## Ground Floor

### Entrance Porch:

Double glazed door leading to inner hallway. Door to utility cupboard with wall mounted gas combi boiler, space for tumble dryer and plumbing for washing machine. Telephone point.

### Cloakroom:

Obscured double glazed windows to front and side. Suite comprising low level WC and pedestal wash hand basin with tiled splashbacks. Tiled flooring. Extractor fan. Radiator.

### Kitchen/ breakfast Area:

Abt. 13' 2" narrowing to 10' (4.01m x 3.05m) x 10' 2" (3.10m) Fitted kitchen with a range of wall and base units with worksurfaces over. New Neff oven and gas hob with extractor hood over. One and a half bowl stainless steel sink and drainer. Plumbing for dishwasher and space for fridge/freezer. Extractor fan. Tiled flooring. Stairs rising to first floor.

### Living Room:

Abt. 13' max x 12' (3.96m x 3.66m) Double glazed window to side aspect. Double glazed French doors leading to garden. Laminate wood flooring. TV and telephone points. Double radiator.

## First Floor

### Landing:

Stairs rising from kitchen. Access to part boarded loft with power. Carpet to floor. Radiator. Doors to:

## Bedroom One:

Abt. 11' 8" x 9' 9" (3.56m x 2.97m) Double glazed window to rear. Carpet to floor. TV and telephone points. Radiator.

## Ensuite:

Suite comprising shower cubicle, pedestal wash hand basin with tiled splashback and low level wc. Extractor fan. Tiled flooring. Radiator.

## Bedroom Two:

Abt. 13' narrowing to 9' 5" (3.96m x 2.87m) x 8' 6" (2.59m) Double glazed window to front. Carpet to floor. Radiator.

## Bathroom:

Double glazed window to side. Suite comprising bath with mixer taps and shower attachment over and shower screen, pedestal wash hand basin and low level wc. Extractor fan. Radiator. Tiled flooring. Tiled splashbacks.

## Outside

### Front Garden:

Iron gates and fencing enclosing small slate areas with some plants and shrubs. Pathway to front door.

### Rear Garden and Parking:

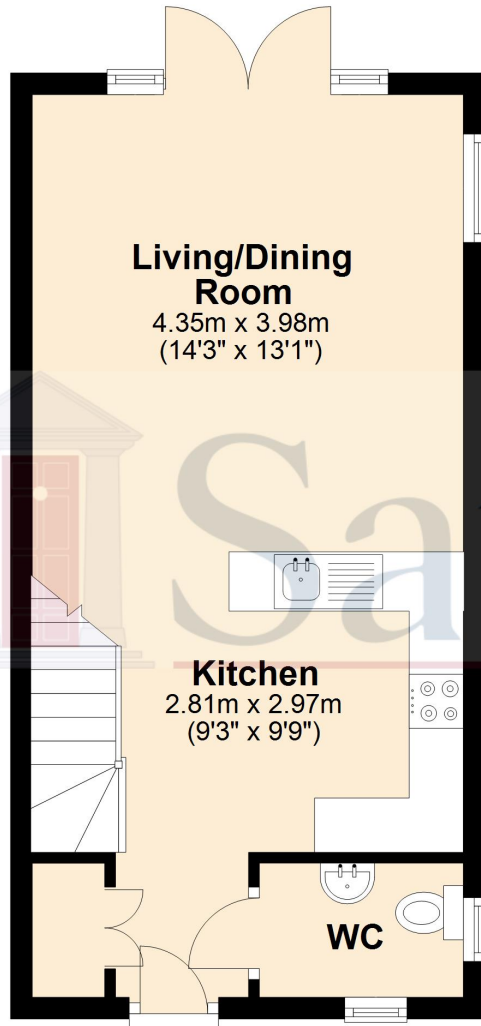
A sunny south facing garden with decked area and Perspex cover. Artificial lawn. Outside tap. Timber shed (to remain). All enclosed by fence boundaries with gated side access to parking and shared visitor space.



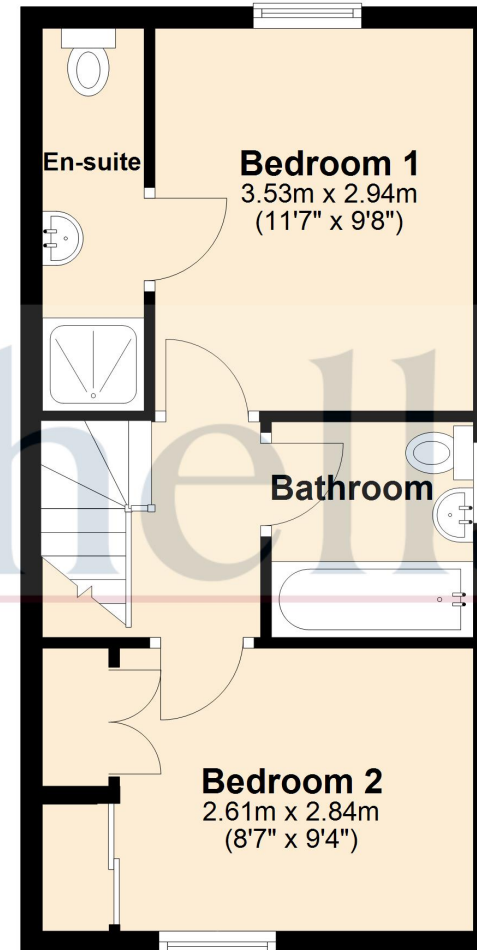
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.