



15, Venus Avenue
Biggleswade,
Bedfordshire, SG18 8FJ
Freehold, OIEO £325,000

country
properties

This well presented two bedroom semi-detached property is situated along Venus Avenue on the popular Kings Reach development. The property benefits from two double bedrooms, modern kitchen, lounge/diner with French doors onto the garden, downstairs WC and family bathroom. Externally, the property offers front and rear gardens with gated access leading to the allocated parking for one car at the rear. Viewing is highly advised!! **OFFERED CHAIN FREE**

- Semi-detached family home
- Two double bedrooms
- Modern Kitchen
- Lounge/diner with patio doors onto rear garden
- Family bathroom & downstairs WC
- Front and rear garden
- Allocated parking for 1 car
- Popular Kings Reach development
- Chain free
- Council Tax Band C
- EPC Rating C

Ground Floor

Entrance Hallway

Double glazed frosted door to front aspect, radiator, porcelain tiled flooring, stairs rising to first floor accommodation, built in storage cupboard, inset spotlights, single plug socket and access to the lounge/diner, kitchen and downstairs WC.

Kitchen

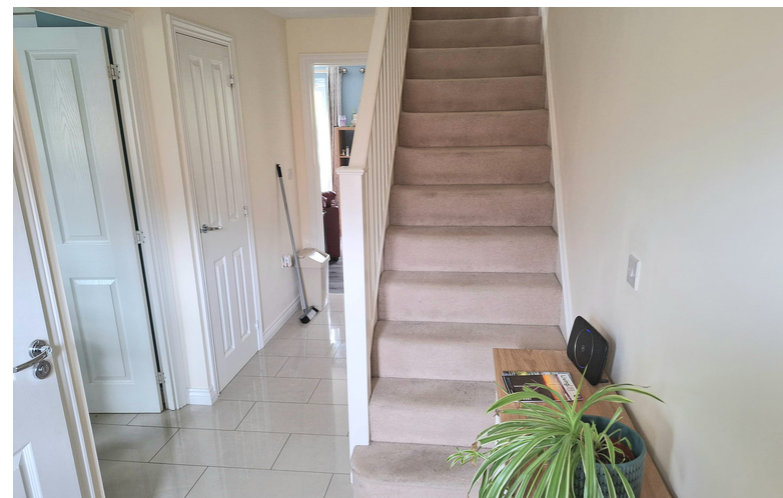
11' 6" x 8' 9" (3.51m x 2.67m)
Range of matching wall and base level units with a roll edge work surface over, built in gas hob with stainless steel extractor over and splash back, built in electric oven, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, sink and drainer unit, inset spotlights, porcelain tiled flooring extractor fan, radiator.

Lounge/Diner

15' 10" narrowing to 9'0" x 13' 5" narrowing to 9'8" (4.83m x 4.09m)
uPVC double glazed window and French doors to rear aspect onto the garden, radiator and electric feature fireplace.

Downstairs WC

Low level flush WC, wash hand basin, porcelain tiled flooring, half ceramic tiled walls, radiator, fuse box, extractor fan, inset spotlights.



First Floor

Landing

Loft hatch, built in storage cupboard.

Bedroom One

15' 10" narrowing to 12' 2" x 11' 9" narrowing to 8' 9" (4.83m x 3.58m)
Two uPVC double glazed sash windows to front aspect, radiator, plenty of double sockets, built in double wardrobe with hanging rail and shelving.

Bedroom Two

13' 6" x 9' 0" (4.11m x 2.74m)
uPVC double glazed window to rear aspect, radiator, TV point, plenty of double sockets.

Family Bathroom

Three piece suite comprising of panelled bath with shower over and screen, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed frosted window to rear aspect. fully tiled, tiled flooring, inset spotlights.

External

Rear

The rear garden is laid to lawn and enclosed via fence and shrubs, patio doors lead from the lounge on to the block paved patio area, wooden shed and a pathway leading to the external gate providing access to the front and rear. One allocated parking space to the rear of the property.

Front

The front of the property is gated, laid to lawn and surrounded by fence and shrubs with a block paved pathway leading to the front door, storm porch over front entrance and access to the rear of the property through a wooden gate to the side.

Agents Notes

Please note that the ground floor photography may not reflect a true representation of the properties current condition due to being tenanted.

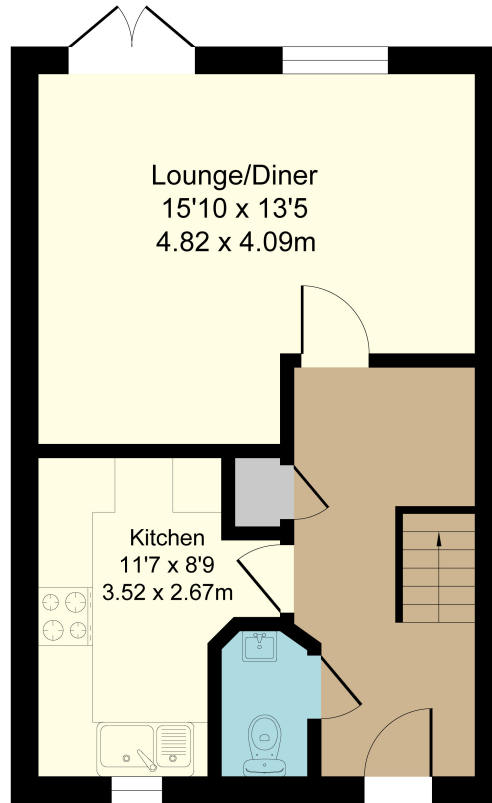




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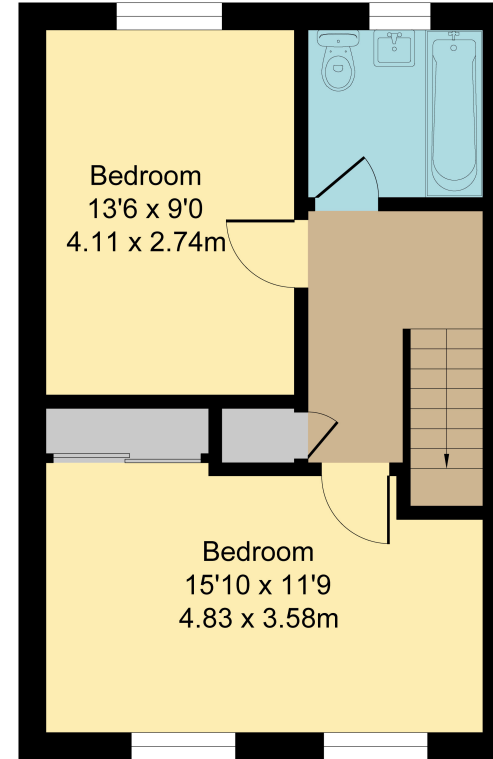
Ground Floor

Area: 37.6 m² ... 405 ft²



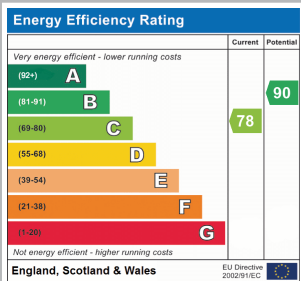
First Floor

Area: 37.7 m² ... 406 ft²



Total Area: 75.3 m² ... 811 ft²

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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