



9, Wensum Grove

Biggleswade, Bedfordshire,
Bedfordshire, SG18 8NG
Freehold £400,000

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For Sale

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Offered for sale CHAIN FREE and in good order throughout, this superb property is situated on the outskirts of this thriving market town, providing an easy commute into London by road or rail via the town's main line train station. This well presented semi-detached three bedroom town house with garage and driveway is situated on the popular Kings Reach development with Biggleswade town centre and retail park only a short car or bus journey away.

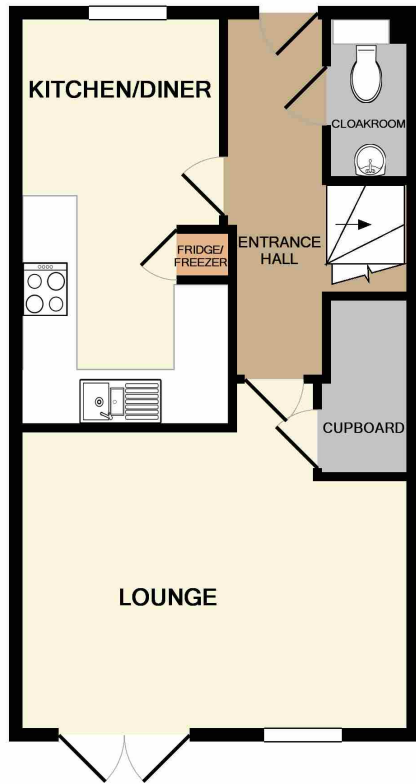
Stepping through the front door, the entrance hallway provides stairs rising to the first floor and doors into the downstairs toilet, fitted kitchen/diner and lounge. The kitchen/diner offers plenty of space for family dining along with a range of coloured matching wall and base units and comprises; integral fridge/freezer and dishwasher, plumbing for washing machine, inset electric oven, single sink with drainer and inset gas hob set in the complementing wood effect work surface space. The lounge is located to the rear of the property directly off the entrance hallway and offers a bright and cosy space with French doors onto the garden. Upstairs to the first floor, the landing provides access to a master bedroom with fitted wardrobes and three piece en-suite, family bathroom with modern white suite and a good size third bedroom. To complete the property, the second floor greets you with a small study area and an excellent double bedroom also boasting fitted wardrobes and a three-piece en suite.

Outside, the property benefits from a driveway to the side with off road parking for 2 cars, an open plan front garden laid to lawn with a pathway to the front door. Gated access to the rear garden comprising of a patio area, timber shed, area laid to lawn and access into the garage via a side door all enclosed by fence boundaries. Also offered is a brick-built garage with eves storage, power, and lighting.

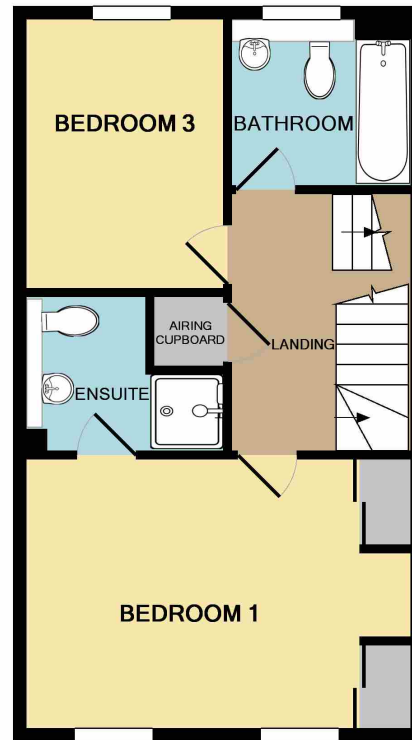
- NO CHAIN
- Well presented semi-detached town house
- Modern fitted kitchen/diner
- Spacious lounge
- En-suite to master and second bedroom
- Three good size bedrooms - master & second bedroom with built in wardrobes
- Garage and off road parking
- Council Tax band D & EPC rating B







GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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