



51, Maunder Avenue

Biggleswade,
Bedfordshire, SG18 8GL

Freehold - Offers in Excess of £350,000

country
properties

Located on the edge of the popular Kings Reach development and originally built by Martin Grant Homes, this family home is offered for sale with NO CHAIN and is within easy access to the towns popular green wheel pathways into the local countryside. This three-bedroom, master with en-suite and second double bedroom, mid terrace family home is presented in good order throughout and benefits from, entrance hall, downstairs cloakroom, 16" x 9" approx. integrated kitchen, lounge/diner, landing, and family bathroom. Externally the property benefits from an enclosed rear garden and access to allocated off road parking for 1 car. Additional off road parking is available at the front of the property on a first come, first served basis. Viewing is highly recommended.

- No chain!
- Mid-terrace home
- Three bedrooms (en-suite to master)
- Fitted kitchen
- Lounge/diner
- Popular location
- Allocated parking
- Council Tax band D / EPC rating C

Accommodation

Entrance Hallway

Stairs rising to the first floor, small under stairs storage cupboard, doors to:-

Cloakroom

Wash hand basin with pedestal, tiled splash back, WC.

Lounge/Diner

16' 3" max x 10' 2" max (4.95m x 3.10m)
Window to the front aspect.

Kitchen

16' 8" x 9' 7" (5.08m x 2.92m)
narrowing to 9' 1" x 7' 2" (2.77m x 2.18m)

Range of matching wall mounted and base level units with work surface over and inset stainless steel 1 1/2 bowl sink with space and plumbing for a washing machine, inset electric oven, inset gas hob with extractor fan over, integrated fridge freezer, sash window to the rear aspect, double glazed glass door to rear garden.

First Floor

Landing

Built in storage cupboard, doors to:-

Bedroom One

10' 0" max x 10' 3" max (3.05m x 3.12m)
Sash window to the front aspect, loft hatch, mirror fronted wardrobe, door to:-



En-suite

Vanity unit with wash hand basin and WC, tiled splash back, shower cubicle.

Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m)

Sash window to the rear aspect.

Bedroom Three

10' 7" x 6' 5" (3.23m x 1.96m)

Sash window to the rear aspect.

Bathroom

WC, wash hand basin with pedestal, panelled bath with shower attachment over, tiled splash back, sash window to the front aspect.

External

Rear

Enclosed by fenced boundaries comprising of a patio area, further area laid to artificial lawn with gated access to the rear leading to off road allocated space providing parking for 1 car. Garden shed.

Front

Open plan area laid mainly with slate and slabbed pathway to front door.

Agent's Notes

Biggleswade

With the busy market town centre of Biggleswade steeped with local history, schooling, and up & coming retail park only a short walk away all providing the necessary amenities people could need such as, doctors surgeries, leisure centres, coffee shops and eateries. It also has great commuting links into London Kings Cross via train, easy access directly onto the A1M and commutable links to the M1 and M11, and within 15 miles of London Luton Airport.

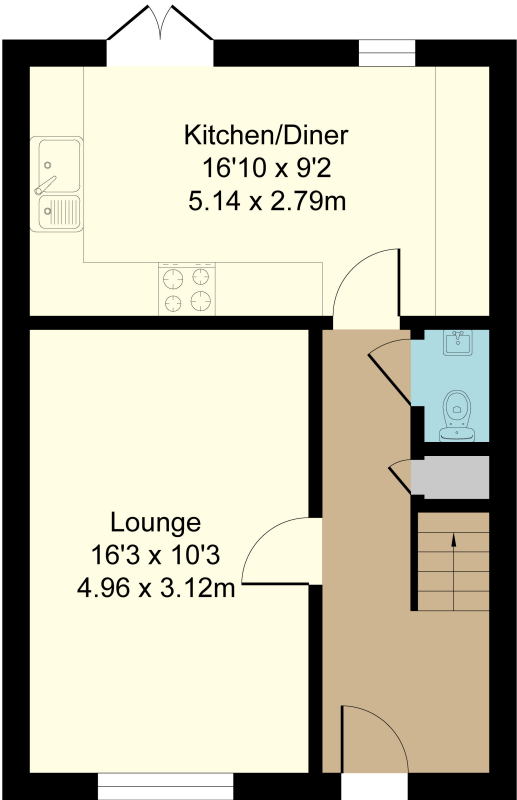




51 Maunder Avenue. Biggleswade

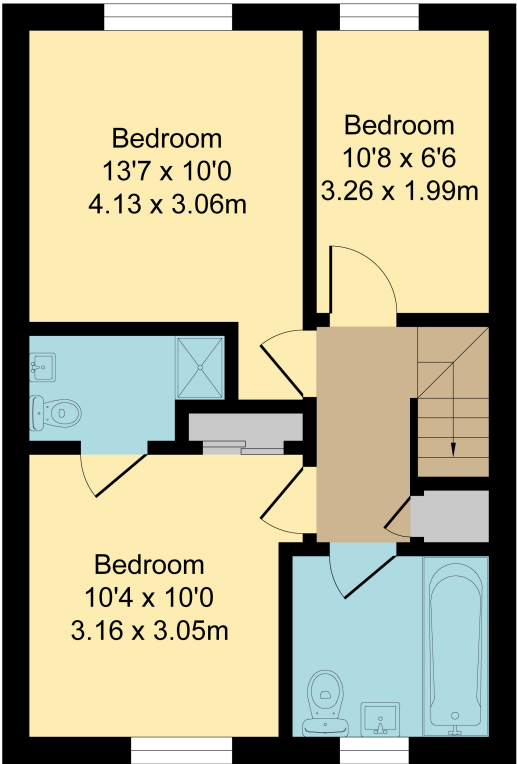
Ground Floor

Area: 40.9 m² ... 441 ft²



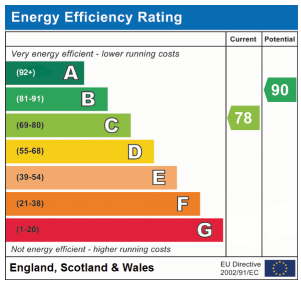
First Floor

Area: 41.0 m² ... 442 ft²



Total Area: 82.0 m² ... 883 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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