



Coates Road, Biggleswade, Bedfordshire. SG18 8US





2 Bedroom End of Terrace House

£330,000 Freehold

This Immaculate two double bedroom home boasts a south westerly facing garden, single garage, ensuite, and is located within strolling distance of local schools and amenities!

- Two double bedrooms
- Ensuite shower room
- South westerly facing garden
- Single garage
- Off road parking
- Spacious living/dining room
- Integrated appliances
- Close to amenities & schools
- Ideal first time buy
- EPC rating B. Council tax band C

Ground Floor

Entrance Hallway:

Glazed front door leads into the entrance hallway. Stairs rise to the first-floor landing. Doors to living room and WC. Wood effect flooring. Ceiling light. Radiator. Opening to:

Kitchen:

Abt. 9' 7" x 6' 0" (2.92m x 1.83m) A modern fitted kitchen comprising a range of matching wall and base units with complimenting worksurface, splash back tiles, stainless steel sink and drainer with mixer tap, Integrated appliances to include washing machine/dryer, dishwasher, and fridge freezer. Double electric oven with four ring gas hob and stainless-steel extractor hood above. Cupboard housing combi-boiler. Wood effect flooring. Double glazed window to front aspect. Spotlights. Extractor fan.

Living/Dining Room:

Abt. 15' 5" x 13' 1" (4.70m x 3.99m) A bright and airy room with double glazed French doors opening into the rear garden and further double glazed window to side aspect. Door to understairs storage cupboard. Wood effect flooring. Two ceiling lights. Radiator.

Cloakroom:

A modern two-piece suite comprising a low-level WC and wash hand basin with splashback tiles. Double glazed window to front aspect. Wood effect flooring.

First Floor

Landing:

Doors to all rooms. Carpeted. Ceiling light.

Bedroom One:

Abt. 10' 1" x 9' 8" (3.07m x 2.95m) A double bedroom with double glazed window to rear aspect. Carpeted. Radiator. Ceiling Light. Door to:

Ensuite:

Abt. 2' 9" x 10' 0" (0.84m x 3.05m) A modern three-piece suite comprising a low-level WC, wash hand basin and single shower cubicle with newly fitted electric shower. Partly tiled walls. Wood effect flooring. Spotlights. Extractor fan. Radiator.

Bedroom Two:

Abt. 8' 4" x 13' 0" (2.54m x 3.96m) A generous double bedroom with double glazed window to front aspect. Large storage cupboard. Carpeted. Radiator. Ceiling light.

Bathroom:

Abt. 6' 5" x 5' 5" (1.96m x 1.65m) A modern three-piece suite comprising a low-level WC, wash hand basin and panelled bath with glass shower screen and shower over. Part tiled walls and tiled flooring. Ceiling light. Extractor fan. Radiator.

Outside

Rear Garden:

A sunny south westerly facing rear garden, mainly laid to lawn with a

patio area for dining and entertaining. A side gate leads to the garage and parking.

Garage & Parking:

There is a single garage located behind the property with ample eave storage. There is also an allocated parking in front.

Biggleswade & Surrounding Area:

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high

street stores such as Next, Marks & Spencer, Boots and Homebase. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

Agents Note:

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

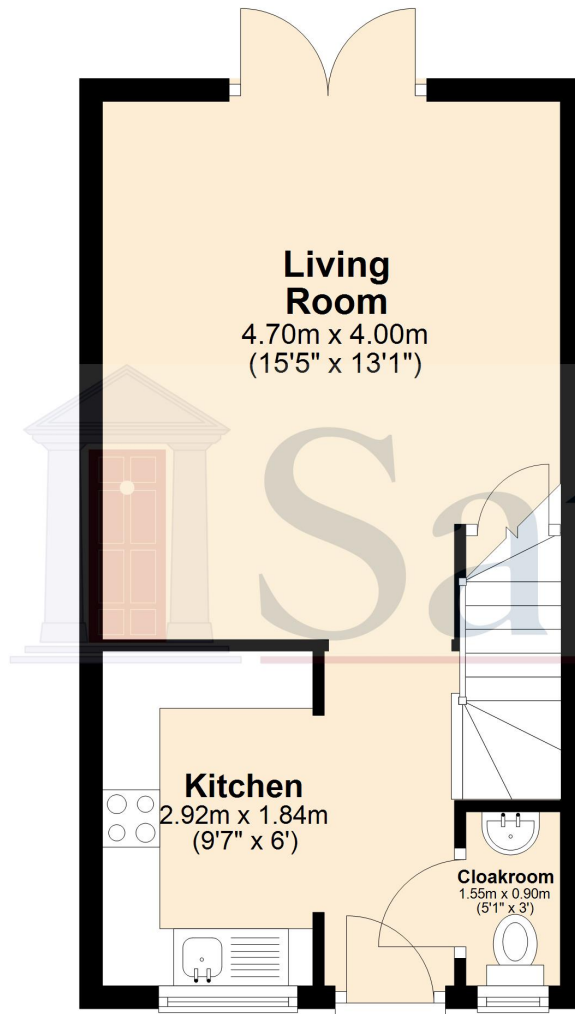




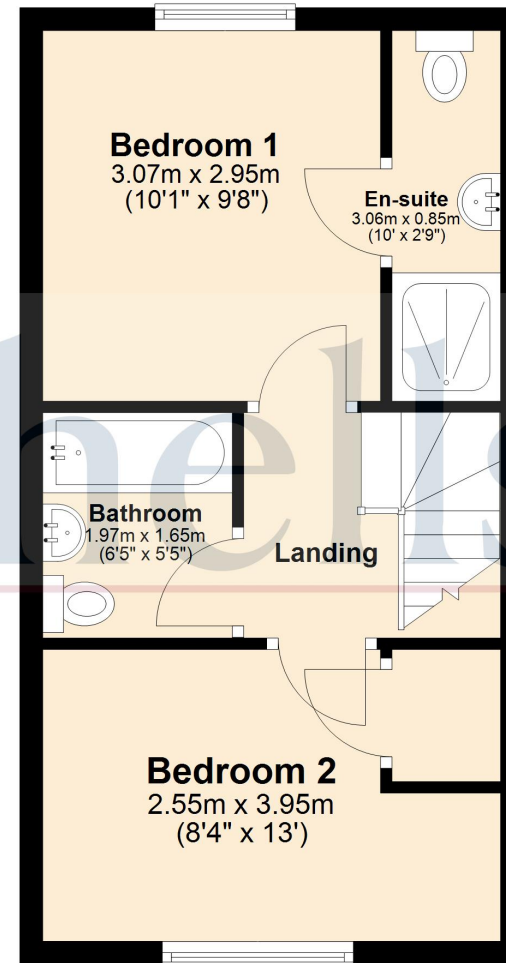
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Ground Floor



First Floor



For illustration 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.