



Exmoor Avenue, Biggleswade, Bedfordshire. SG18 0FN

Satchells



## 3 Bedroom Terraced House

### £375,000 Freehold

A well-presented three-bedroom end-of-terrace townhouse, offering versatile and spacious living accommodation three floors. The property benefits from a garage and parking; making it an ideal choice for families, first-time buyers, or those looking to upsize. Viewing is strongly recommended to fully appreciate all this home has to offer.



- Chain free
- Three double bedrooms
- Spacious lounge with French doors
- Ensuite shower room
- Popular family location
- Garage en-bloc with parking
- Close to town & train station
- Awaiting EPC. Council tax band D

## Introduction

### Entrance Hall:

Entrance via upvc front door with frosted and glazed windows. Wood laminate flooring. Doors to kitchen, lounge and cloakroom. Stairs rising to first floor. Light to ceiling. Radiator.

### Cloakroom:

Two piece white suite comprising low level push flush WC and wash hand basin with tiled splashback. Wood laminate flooring. Fuse box. Extractor fan. Light to ceiling. Radiator.

### Kitchen:

Abt. 10' 8" x 8' 4" (3.25m x 2.54m) Range of matching wood effect wall and base units and drawers with roll top worksurfaces over incorporating a stainless steel sink and drainer with mixer tap. Five ring gas hob with double oven under and stainless steel extractor fan. Space for washing machine, slim line dishwasher and fridge/freezer. Tiled effect vinyl flooring. Upvc double glazed window to front aspect. Light to ceiling. Radiator. Boiler housed. Wall mounted heating and hot water control.

### Lounge/Diner:

Abt. 15' 6" x 11' 11" (4.72m x 3.63m) x 14' 8" x 10' 7" (4.47m x 3.23m) Spacious and bright dual aspect room with upvc double glazed window to side aspect and French doors onto the rear garden. Wood laminate flooring and neutral decor with feature wall. Two ceiling lights and radiators. Understairs storage cupboard.

## First Floor

### Landing:

Doors to bedrooms two, three and bathroom. Airing cupboard housing hot water tank with linen shelving. Carpet to floor. Light to ceiling. Door to extended landing.

### Bedroom Two:

Abt. 12' 9" x 8' 8" (3.89m x 2.64m) Double bedroom with neutral decor and carpet to floor. Upvc double glazed window to rear aspect. Light to ceiling. Radiator.

### Bedroom Three:

Abt. 12' 8" x 9' (3.86m x 2.74m) Further double bedroom with upvc double glazed window to front aspect. Neutral decor and carpet to floor. Light to ceiling. Radiator.

### Bathroom:

Four piece white suite comprising panelled bath, low level push flush WC, pedestal wash hand basin and shower cubicle. Partly tiled walls and wood effect laminate flooring. Upvc double glazed frosted window to front aspect. Heated towel rail. Light and extractor to ceiling.

### Further Landing Area:

Stairs rising to second floor and upvc double glazed window to rear aspect. Understairs storage cupboard. Radiator. Light to ceiling.

## Second Floor

### Principal Bedroom:

Abt. 15' 5" x 11' 3" (4.70m x 3.43m) x 18' 11" 5.77m) Spacious dual aspect double bedroom providing lots of natural light via upvc double glazed dormer window to front aspect and two Velux windows to rear. Bank of built in wardrobes providing hanging rail and shelving. Carpet to floor. Two ceiling lights. Loft access. Two radiators. Door to:

### Ensuite:

Three piece white suite comprising double shower cubicle, low level push flush WC and pedestal wash hand basin with mixer tap. Partly tiled walls and wood effect lino flooring. Heated towel rail. Light and extractor to ceiling. Shaver socket.

## Outside

### Front Garden:

Shingled border to front with shrubs. Outside light.

### Rear Garden:

Fully enclosed by fencing and brick wall boundaries. Astro turf and paved patio area. Shingled borders. Gated access leading to:

### Garage En-Bloc:

Single garage with up and over door. Allocated parking to rear.

## Additional Information

### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

## Material Information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No/Low

Mobile/Phone: Ok

Tenure: Freehold

Council Tax Band: D

Council tax payable: £2,468.39

Service charge Details: £542.54 per annum

For further material information please contact the office marketing this property.

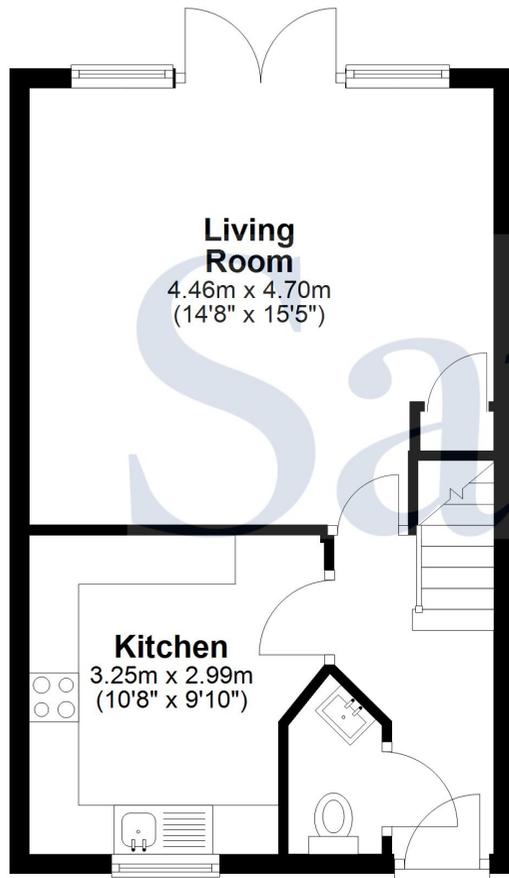




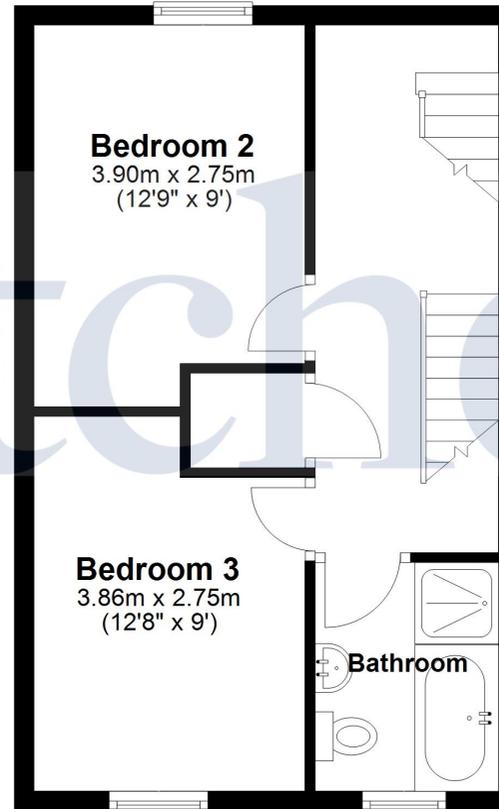
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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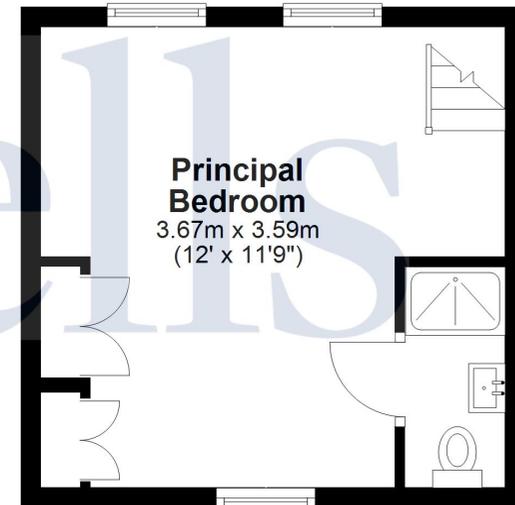
## Ground Floor



## First Floor



## Second 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.