



Tavener Drive, Biggleswade, Bedfordshire. SG18 8XY







## 2 Bedroom Coach House

### £250,000 Leasehold

Built in 2020, this immaculately presented, two double bedroom coach house boasts beautiful open plan living, built in appliances, ensuite shower room and allocated parking for two cars!

- Complete chain
- Immaculate condition
- Two double bedrooms
- Open plan living
- Ensuite shower room
- Parking for two cars
- Potential rental income: £1,350PCM
- Lease: 125 years from 2020
- EPC rating B. Council tax band B
- Service Charge: £75PM Ground Rent: £250PA

**Ground Floor****Entrance Hallway:**

The front door leads into the entrance hallway with stairs rising to the first-floor landing.

**First Floor****Landing:**

Doors to all rooms. Double glazed window to rear aspect. Carpeted. Ceiling light. Radiator.

**Open Plan Living:**

Abt. 17' 4" x 12' 4" (5.28m x 3.76m) The large open plan living room provides an ideal space to entertain. Dual windows overlook the front and rear aspects, bringing in lots of natural light. The modern fitted kitchen offers a range of matching wall and base units with complimenting work surface and stainless-steel sink and drainer with mixer tap. Integrated appliances to include electric oven and four ring gas hob with extractor hood, fridge/freezer, dishwasher and washing machine. Tile effect flooring to kitchen area, carpet to living space. Two radiators. Two ceiling lights, under cabinet lighting and extractor fan.

**Bedroom One:**

Abt. 12' 0" x 10' 3" (3.66m x 3.12m) A double bedroom with double glazed window to front aspect. Carpeted. Ceiling light. Radiator.

**Ensuite Shower Room:**

A modern three piece suite comprising a low level WC, wash hand basin and double shower cubicle. Tiles to splashback areas. Radiator. Ceiling light. Extractor fan. Tile effect flooring. Double glazed window to rear aspect.

**Bedroom Two:**

Abt. 13' 9" x 11' 3" (4.19m x 3.43m) A further double bedroom with double glazed window to front aspect. Carpeted. Light to ceiling. Radiator.

**Bathroom:**

A modern three piece suite comprising a low level WC, wash hand basin and a panelled bath with shower above. Tiles to splashback areas. Tile effect flooring. Radiator. Ceiling light. Extractor fan.

**Outside****Car Port:**

There are two allocated parking spaces to the rear of the property as well as a large storage cupboard. There are also communal bike and bin stores to the front.

**The Local Area:****Biggleswade & surrounding:**

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 maybe subject to change.



These particulars are a guide only and do not constitute an offer or a contract. 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, 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. 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.



## 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.