



19, Appleton Mead

Biggleswade,
Bedfordshire, SG18 8HS

OIEO £300,000

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properties

A fantastically presented two bedroom end of terrace home situated on the popular Kings Reach development offering modern living. The property comprises; living room, kitchen/diner with French doors onto the rear garden, downstairs cloakroom and to the first floor are two spacious double bedrooms and a family bathroom. Externally the property boasts a south facing rear garden leading to one allocated parking space.

- End of terrace family home
- Two large double bedrooms
- Well presented throughout
- Modern Kitchen/Diner
- Potentially chain free!
- Allocated parking space
- Walking distance to local amenities
- Council Tax band C

Ground Floor

Living Room

13' 4" x 11' 7" (4.06m x 3.53m)

Partly glazed front door, double radiator, double glazed window to the front aspect, stairs to the first floor, doors to:

Inner Hallway

Door to the cloakroom and kitchen, double radiator.

Cloakroom

Low level flush WC, radiator, extractor fan, wall mounted wash hand basin with tiled splash back.

Kitchen/Diner

11' 7" x 8' 9" (3.53m x 2.67m)

Tiled flooring, matching wall and base units with worktops over, space for a fridge/freezer and a washing machine, stainless steel sink with mixer taps, space for a slimline dishwasher, inset electric oven and gas hob, newly fitted combination boiler, double glazed French doors onto the garden, two windows to the rear aspect, one non-opening.

First Floor

Landing

Radiator, doors to:



Bedroom One

11' 8" max x 9' 6" (3.56m x 2.90m)

Double glazed window to the rear aspect, radiator, double fronted built in wardrobes.

Bedroom Two

11' 8" x 8' 2" (3.56m x 2.49m)

Two double glazed windows to the front aspect, radiator, hatch to partly boarded loft space.

Family Bathroom

Low level flush WC, panelled bath with electric shower over, heated towel rail, extractor fan, spotlights, shaver point, wash band basin with pedestal and splash back.

External

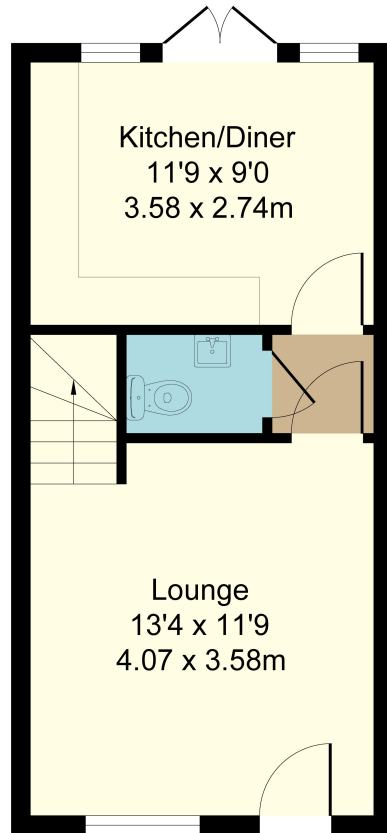
Rear Garden

French doors leading from the kitchen/diner onto the patio area, fence surround, artificial lawn, timber shed, outside tap, pathway leading to one allocated parking space.

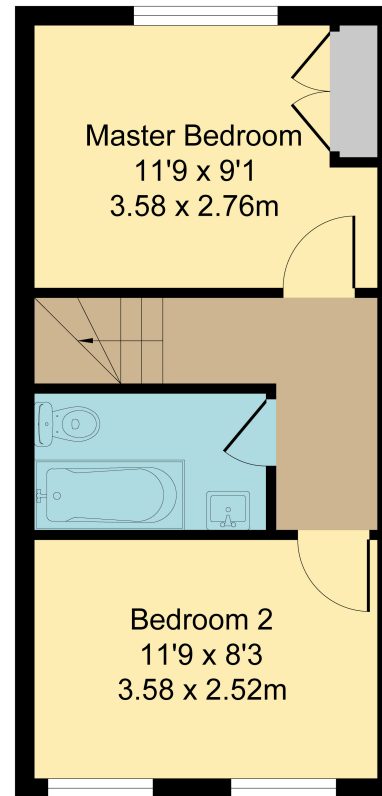


19 Appleton Mead, Biggleswade

Ground Floor
Area: 28.1 m² ... 303 ft²



First Floor
Area: 28.1 m² ... 303 ft²



Total Area: 56.2 m² ... 606 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		78
(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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