



Bose Avenue, Biggleswade, Bedfordshire. SG18 8FW





2 Bedroom Coach House

Offers in Excess of £260,000 Freehold

First time buyer or Investor? Built in 2014, this immaculate two-bedroom coach house benefits from two parking spaces, private garden and a single garage!

- Two bedroom coach house
- Freehold
- Single garage
- Two parking spaces
- Modern kitchen
- Private garden
- Popular Kings Reach development
- Achievable rent £1300 pcm
- Viewing advised
- EPC rating C. Council tax band B

Ground Floor:**Entrance:**

Access via Solidoor front door, only 4 years old with a 10 year workmanship and frame guarantee. Leads to single garage, storage cupboard and wrap around garden. Stairs leading to first floor with Nest heating system. Control panel on first floor landing.

First Floor:**Kitchen/Dining Room:**

Abt. 17' 9" x 12' 5" (5.41m x 3.78m) Dual aspect room with a range of wall and base units and complimenting worksurfaces. Integrated Bosch smart dishwasher, Beko washing machine and fridge/freezer, gas hob, oven and extractor fan. Stainless steel sink and drainer. Dining area currently hosts a 6-seater table but could be used as a cosy living space if two bedrooms were requires. Wood effect flooring.

Bedroom One;

Abt. 14' 2" x 11' 4" (4.32m x 3.45m) Currently used as a living room, this versatile room could easily be transformed back into a bedroom or home office. Features a log burner which is only 4 years old and serviced annually. Access to the loft space which is boarded with a pull-down ladder. Window to front aspect. Carpet flooring.

Bedroom Two:

Abt. 14' 2" x 10' 2" (4.32m x 3.10m) A spacious double bedroom with window to front aspect. Carpet flooring.

Shower Room:

An upgraded and modern shower room, only 3 years old, with double length walk-in shower with glass screen.

Combination vanity unit with wash hand basin and WC. Chrome heated towel rail. Wall mounted mirror. Fully tiled walls with feature tiling to shower areas.

External:**Garden and Parking:**

The property benefits from the use of its own private, south facing outside space which wraps around the rear and side of the property and is accessed via the garage. Astro turf. Side gate leading to the front where there are two side-by-side parking spaces.

Additional Information:

Boiler is 3 years old and serviced annually.

Built in Alarm system.

Additional Information:**About the 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 B&Q. 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:

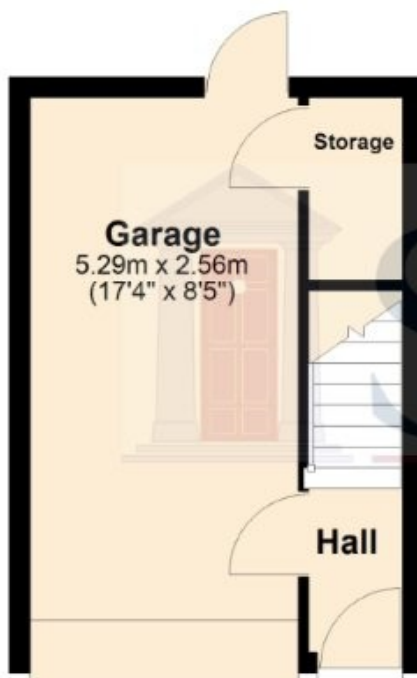
Draft details yet to be approved by the vendor and maybe subject to change.



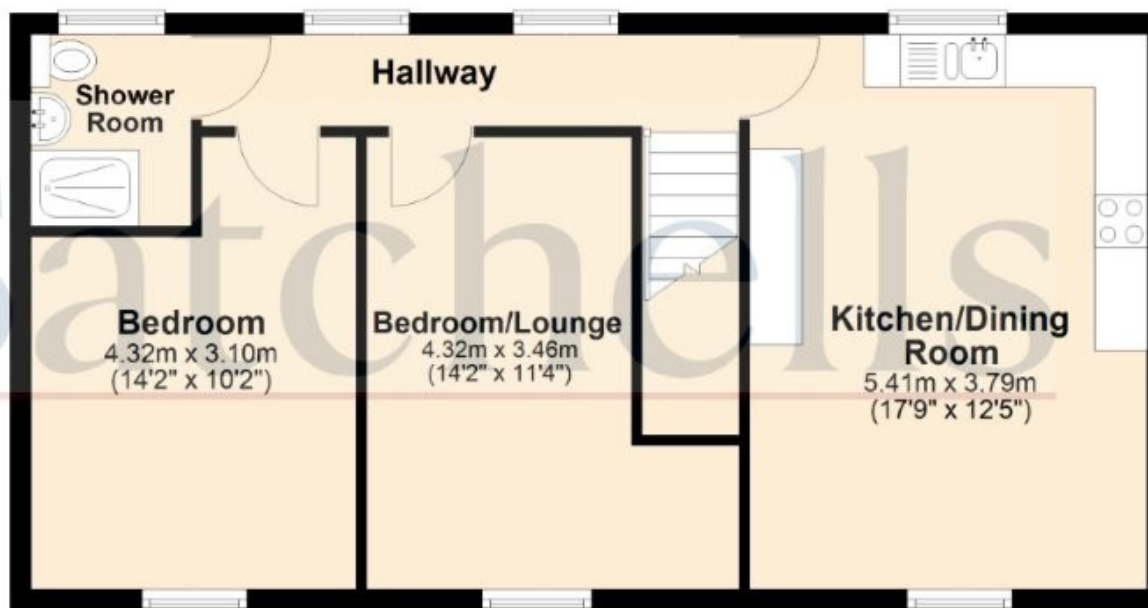
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Ground Floor



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.