



Appleton Mead, Biggleswade, Bedfordshire. SG18 8HS





## 2 Bedroom End of Terrace House Offers in Excess of £300,000 Freehold

Offered to the market with no onward chain is this gorgeous two double bedroom home, in immaculate condition and ready to move into! This deceptively spacious property boasts a lovely south-facing garden, off road parking and is in walking distance to local amenities and schools.

- New combi boiler 2023
- Two large double bedrooms
- Immaculate condition
- Off road parking
- Walking distance to local amenities
- No chain
- South facing garden
- Modern Kitchen Diner
- EPC - C
- Council Tax - C

## **Ground Floor**

### **Living Room**

Abt. 4.07m x 3.58m (13'4 x 11'9) Composite front door. Carpet flooring (replaced in 2022). Stairs to first floor. Door to inner hall. Radiator. UPVC double glazed window to front. Home security alarm system.

### **Inner Hall**

Carpet flooring (replaced in 2022). Doors to cloakroom and kitchen.

### **Cloakroom**

Low level w/c. Handwash basin. Vinyl flooring. Extractor fan. Radiator.

### **Kitchen Diner**

Abt. 2.74m x 3.58m (9' x 11'9) Matching modern cream wall and base units with laminate worktops over. Space for white goods (to be confirmed if included in the sale). Stainless steel sink and drainer with mixer tap over. Gas oven and hob with extractor hood over. Porcelain tiled flooring. UPVC double glazed window to rear. UPVC

double glazed patio doors into garden. Gas combi boiler installed 2023.

### **Landing**

Carpet flooring (replaced in 2022). Doors to bedrooms and bathroom.

### **Master Bedroom**

Abt. 2.76m x 3.58m (9'1 x 11'9) Carpet flooring. UPVC double glazed window to rear. Radiator. Built in wardrobe.

### **Bedroom Two**

Abt. 2.52m x 3.58m (8'3 x 11'9) Carpet flooring. UPVC double glazed window to rear. Radiator. Loft access - fully boarded

### **Family Bathroom**

Low level w/c. Vanity hand wash basin. Bath with shower over. Tiling around bath and splashback areas. Extractor fan. Vinyl flooring. Heated towel rail.

### **Outside**

Fully enclosed south-facing rear garden with patio area

and artificial lawn. Outside tap. Storage shed. Gated rear access. One allocated parking space to the rear.

### **Location**

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.

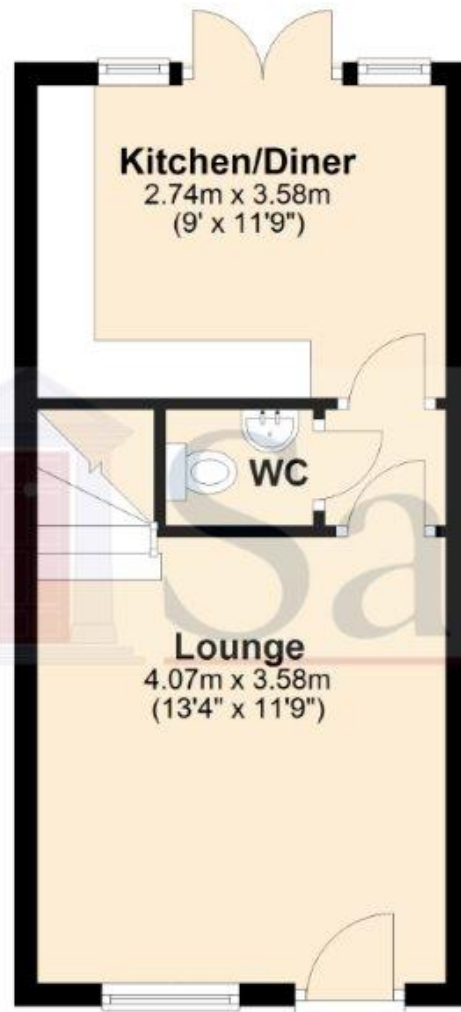
Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 30 minutes.



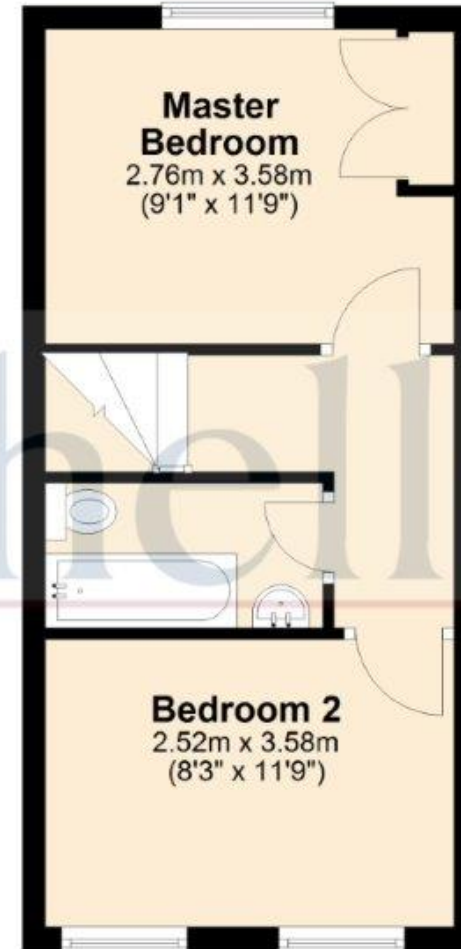


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

## Ground Floor



## First Floor



For illustrative 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.