



Chamberlain Park

Biggleswade,
Bedfordshire, SG18 8GT
£280,000

country
properties

We are delighted to offer this extremely well-presented and spacious 2 bedroom coach house, ideally located in the highly sought after Kings Reach development, within easy reach of local amenities and transport links. this property is ready to move in with no work needed at all and would be ideal for first time buyers, investors and downsizers alike.

Upon entry, you are greeted by a private entrance hall with stairs rising to the first floor. The landing is flooded with natural light and provides access to all rooms and also benefits from a useful storage cupboard.

The heart of the property is the spacious open plan kitchen/living/dining room, a bright and airy space flooded with natural light from windows to both the front and rear aspects. The kitchen is fitted with a range of wall and base units, integrated oven and hob with extractor over, integrated washing machine and dishwasher, along with ample work surfaces and ample space for dining and living room furniture.

The property benefits from 2 well-proportioned bedrooms, both enjoying plenty of natural light from windows to the front aspect. These are served by a family bathroom complete with a full-sized bath with shower over, WC and hand wash basin.

Externally, the property benefits from a compact private rear garden with a patio area, providing an ideal space for outdoor seating or storage. A carport offers covered parking for 1 vehicle and also benefits from a useful storage cupboard with power and lighting.

This property is offered to market Chain Free and is a Turn Key Property ready to move into. Early viewing is highly recommended to avoid disappointment.

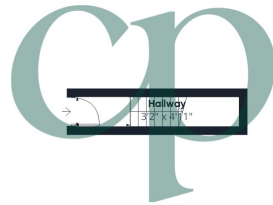
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Two Bedroom Coach House
- Ope Plan Kitchen / Living Room / Dining Room
- Carport With Storage Cupboard
- Turn Key Condition
- EPC Rating B
- Council Tax Band B
- Offered As A Chain Free Purchase









Floor 0



Floor 1



Approximate total area⁽¹⁾
677 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75 75
(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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