



HARVEY ROBINSON

Guide Price

£350,000

16 Sanger Avenue

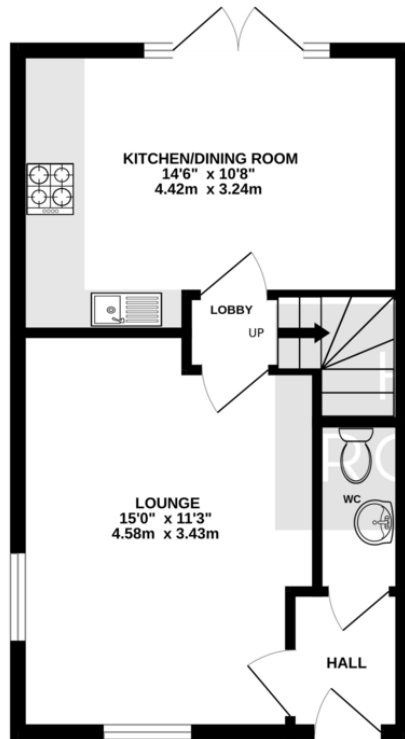
Biggleswade, SG18 8FY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this immaculately presented three bedroom end of terrace family home located on the ever popular and highly sought-after Kings Reach development. Constructed by Persimmon Homes in 2017, the property in brief consists of an entrance hall, cloakroom, a good size lounge and a kitchen/dining room to the ground floor. The three bedrooms with an ensuite to bedroom one, as well as a family bathroom can be found occupying the first floor. Outside, the property has an over-sized rear garden primarily laid to lawn with a paved patio area perfect for outside dining and entertaining. There is off road parking for two vehicles located to the side. The property also benefits from being re-carpeted and redecorated from top to bottom. Located a short distance from Central Square with amenities to include a local convenience store, a popular family-owned café and takeaway outlets, primary schooling, a community centre and with play parks nearby, this property would make for an ideal family home. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from, with further big-branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter too. Viewings can be arranged by contacting our Biggleswade estate agent offices.

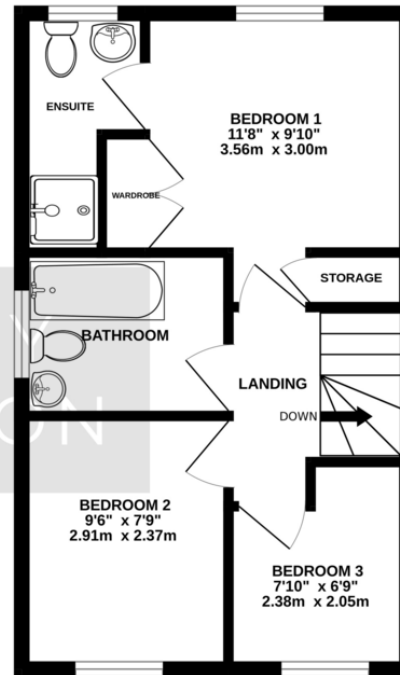




GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



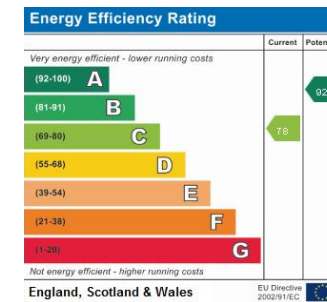
1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.
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FAQs

Tenure: Freehold
Property Built: 2017
Council Tax Band: D
Rear Garden Aspect: North
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
EPC Rating: C
What3Words: ///trickling.width.laminated



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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