



HARVEY ROBINSON

Guide Price

£270,000

24 Novello Drive

Biggleswade, SG18 8UR

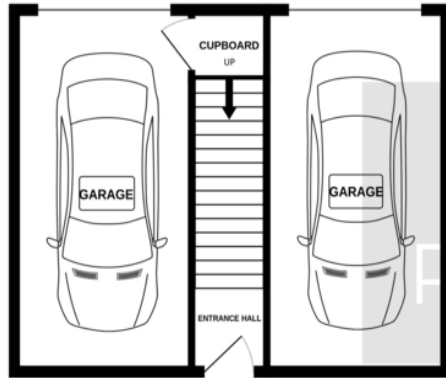
PROPERTY SUMMARY

We are delighted to offer for sale this beautiful two double-bedroom freehold coach house located within the popular and highly sought-after Kings Reach development. Built by Taylor Wimpey in 2017 to the Edale design, the property in brief consists of a well-presented open-plan living area comprising a lounge, dining space and a modern kitchen area. Two double bedrooms with an ensuite to bedroom one, and a further bathroom complete the internal accommodation. The property has two integral garages with access to a good sized storage cupboard.

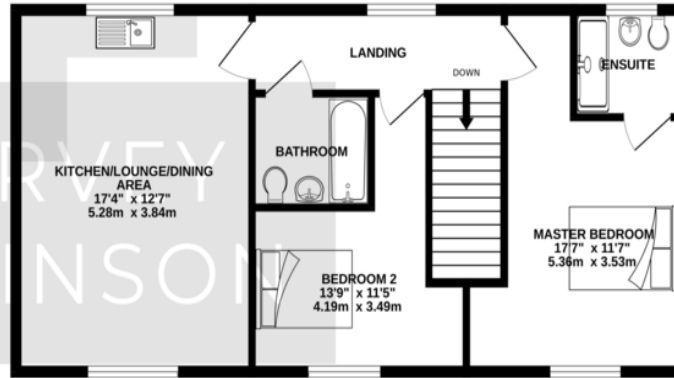




GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.
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FAQ

Property Tenure: Freehold

Property Built: 2017

Council Tax Band: B

Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

Loft Boarded: No

EPC Rating: B

What3Words Location:

///songbook.deeper.chitchat

Potential Rental Income: £1200 PCM

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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