



HARVEY ROBINSON


Guide Price

£380,000

Venus Avenue

Biggleswade, SG18 8FJ

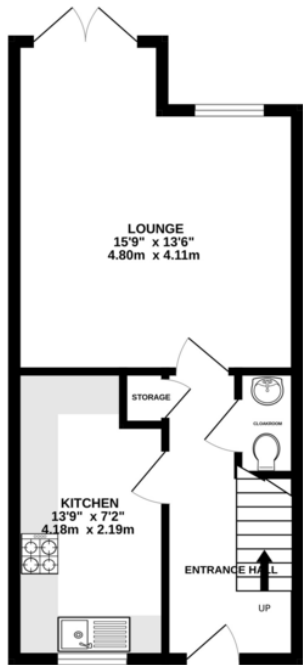
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this well presented four bedroom end of terrace family home located within the hugely popular and sought-after Kings Reach development in Biggleswade. The spacious accommodation, spread over three floors, in brief consists of an Entrance Hall, Cloakroom, a stylish-fitted Kitchen and a good size Lounge/Dining Room completing the downstairs living space. Two double Bedrooms and a family Bathroom can be found occupying the First Floor, with the Master Bedroom complete with its own Ensuite facilities and a further double Bedroom found located on the Second Floor. Outside, the property has low maintenance enclosed Gardens to the front and rear with two allocated car parking spaces located to the rear of this home. The property is located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a community centre and a popular cafe and would make for an ideal family home. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants 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 within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.
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FAQs

Property Tenure: Freehold

Property Built: 2012

Council Tax Band: D

Rear Garden Aspect: East

Water Meter: Yes

Loft Boarded: Yes

Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

What3Words: ///twee.patrolled.sparks

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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

OFFICE ADDRESS

5 Purcell Place, Sullivan Court,
Biggleswade, Bedfordshire,
SG18 8SX

CONTACT

01767 660770
biggleswade@harveyrobinson.co.uk
www.harveyrobinson.co.uk