



HARVEY ROBINSON

Guide Price

£375,000

6 Bose Avenue

Biggleswade, SG18 8FW

Well presented throughout, we are delighted to offer for sale this three-bedroom family home located within the hugely popular and highly sought-after Kings Reach development. The property in brief consists of an entrance hall, a cloakroom, an upgraded kitchen/breakfast room packed with integrated appliances, open-plan to a spacious lounge/dining room completing the downstairs living space. Bedrooms two and three, along with a luxurious modern refitted shower room, can be found on the first floor, with bedroom one with ensuite facilities found occupying the expansive second Floor. Outside, the property has a low maintenance south-facing rear garden primarily laid to artificial turf, with a paved patio area - perfect for outside dining and entertaining. An allocated car parking space leads to a car-port. Located a short distance from Central Square with amenities to include a local convenience store, barber shop, a café, primary schooling, a community centre and with play parks nearby this property would make for an ideal family home. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big-brand 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. Viewings can be arranged by contacting our Harvey Robins on Biggleswade estate agent offices.

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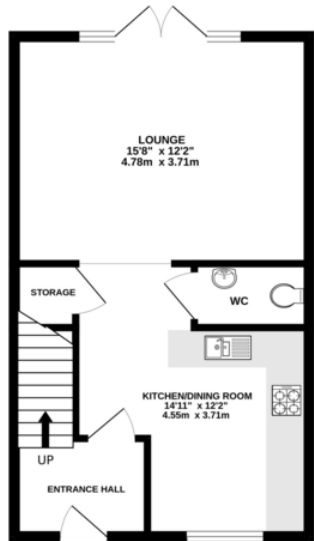




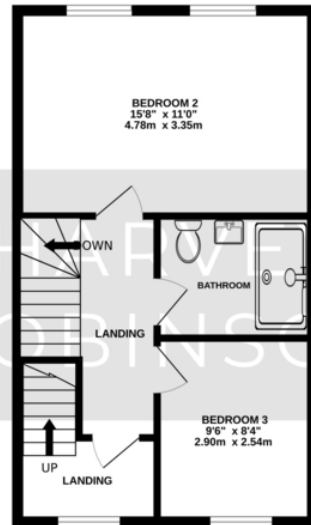
FAQs

Tenure: Freehold
 Car Port: Leasehold
 Property Built: 2014
 Boiler Installed: 2014
 Council Tax Band: D
 EPC Rating: B
 Rear Garden Aspect: South-facing
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 what3words: ///oxidation.bench.test
 Postcode for SatNav: SG18 8FW

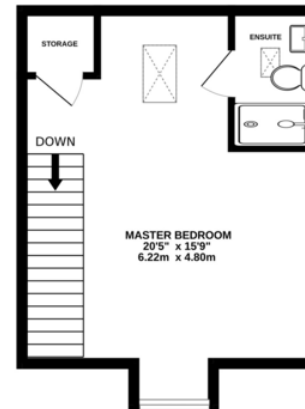
GROUND FLOOR
 420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
 430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
 306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(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	

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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