



HARVEY ROBINSON

Guide Price

£365,000

10 Venus Avenue

Biggleswade, SG18 8FJ

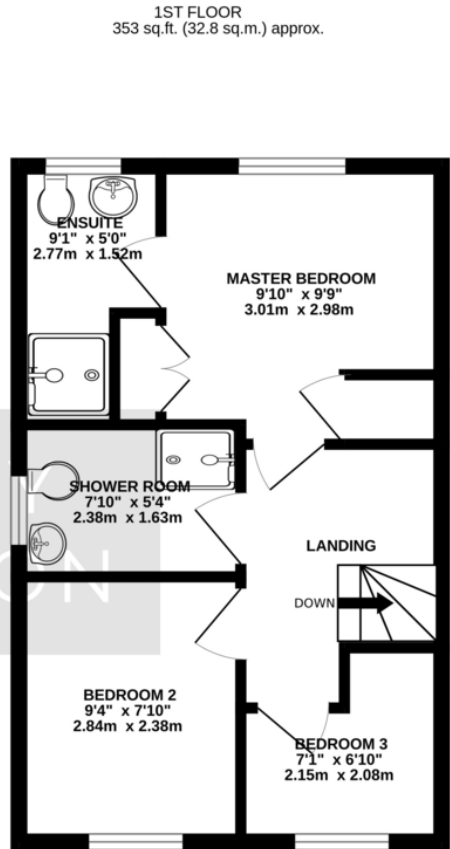
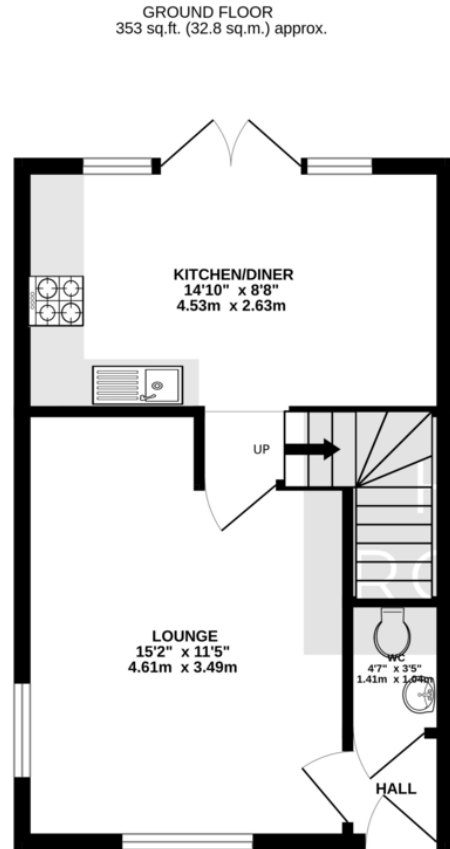
We are delighted to bring to market this attractive three bedroom semi-detached home in the desirable Kings Reach development. The ground floor of the property briefly comprises of an entrance hall with a cloakroom, a generous living room and a modern kitchen diner complete with integrated appliances and patio doors into the garden. Upstairs offers two spacious double bedrooms and a generous single bedroom and a family three-piece shower room with gorgeous honeycomb tiled splashback areas. The master bedroom boasts two sets of fitted wardrobes and a good size ensuite. To the outside of the property is a sunny west-facing fully enclosed rear garden with gated rear access and two allocated parking spaces.

This fantastic property is located a short walking distance from the Central Square in Kings Reach with amenities to include a local convenience store, primary schooling, a community centre, a barber shop and a popular cafe. 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.

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TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
 Property Built: 2012  
 Council Tax Band: D  
 Rear Garden Aspect: West  
 Water Meter: Yes  
 Loft Boarded: Yes  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 What3Words: ///earplugs.zeal.twin  
 EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
(81-91)		
(69-80)	78	
(55-68)		

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

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### OFFICE ADDRESS

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

### CONTACT

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