



# Hancock's Estates

*With you every step of the way*



**14 Turing Road, Biggleswade, SG18 8GB**  
**£320,000 Freehold**





# 14 Turing Road Biggleswade, SG18 8GB

- Modern Semi-Detached Home
- Two Double Bedrooms
- Cloakroom and Utility / Store
- Open Plan Living Area
- En-Suite Shower Room
- Carport to Rear
- Many Original Upgrades + Recent Improvements
- Generous Rear garden
- Approximate 1 Mile Walk to Station
- Popular Kings Reach Development

# TWO DOUBLE BEDROOMS # CLOAKROOM & EN-SUITE # CARPORT TO REAR # LARGER THAN AVERAGE GARDEN # SOUGHT AFTER MODERN DEVELOPMENT #

£320,000 Freehold



## Entrance Lobby

**Cloakroom** 4'11" x 4'1" (1.50m x 1.24m)

## Utility / Store

**Open Plan Living** 23'0" x 13'0" (7.00m x 3.97m)

## Landing

**Bedroom 1** 12'0" max x 9'10" (3.66m max x 3.00m)

**Bedroom 2** 11'1" max x 8'4" (3.38m max x 2.54m)

## En-suite

## Bathroom

## Garden

Enclosed generous garden with front and rear gated access, weather proof power point, composite decked seating area, outside cold water tap.



## **Carport**

Positioned immediately to the rear of the garden.

## **About The Area**

Kings Reach has its own shopping court with a Sainsbury's Local, barbers, arts and crafts shop, pizza take out and coffee house. There is also a community centre, numerous play parks and greens, plus nursery and lower schooling.

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians, independent food stores to High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home and Homebase to name a few, plus Lidl supermarket.

## **Agents Notes**

Council Tax Band: C £2075.80 (2024 - 2025)

Boiler last serviced: 27th October 2023

## **Precise Location**

what3words: latitudes.euphoric.page

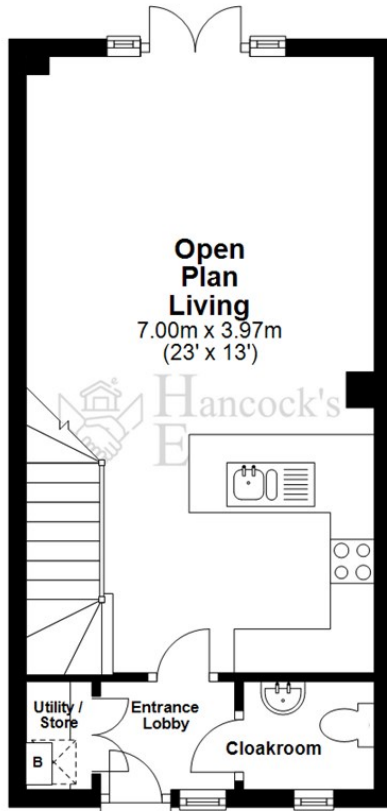
## **Carefully Selected Services**

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

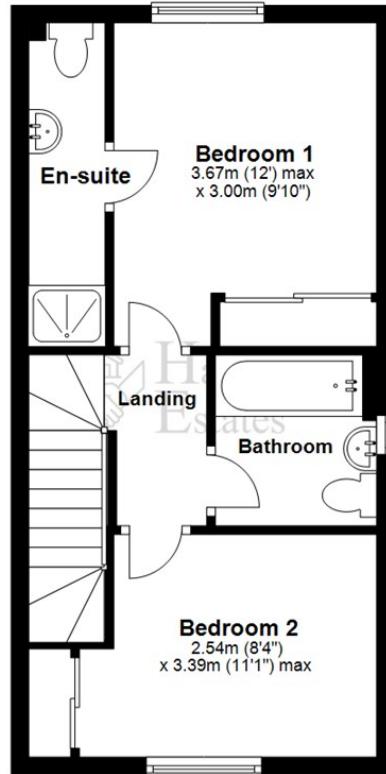




**Ground Floor**  
Approx. 33.2 sq. metres (357.3 sq. feet)

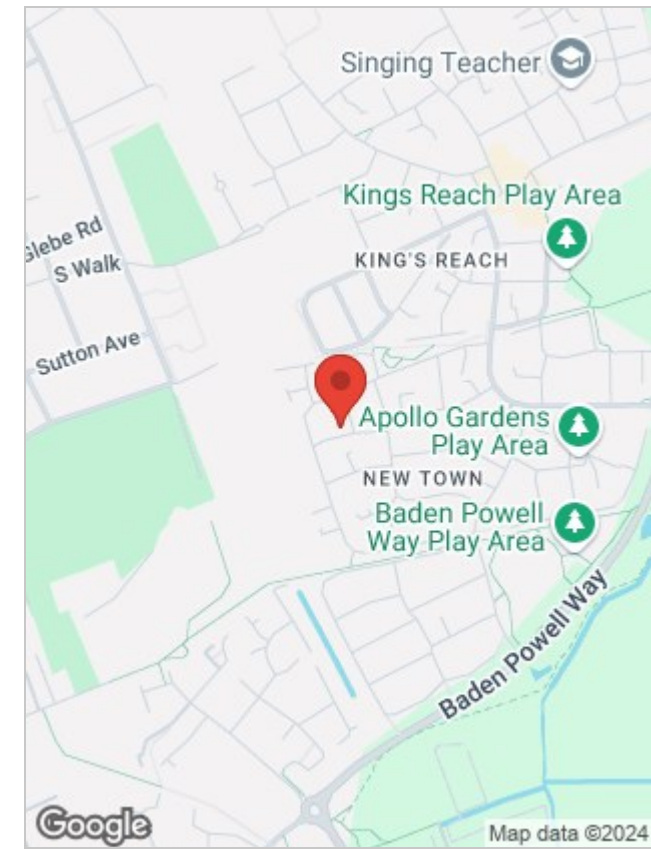


**First Floor**  
Approx. 33.3 sq. metres (358.0 sq. feet)



**Total area: approx. 66.5 sq. metres (715.3 sq. feet)**

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.  
Plan produced using PlanUp.



For GPS direction please follow **SG18 8GB**

**Viewing**

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		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	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.