



Hancock's Estates
With you every step of the way



6 Davies Croft, Biggleswade, SG18 8TW
£385,000 Freehold

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6 Davies Croft

Biggleswade, SG18 8TW

- Well Presented Modern Town House
- Three Bedrooms
- Cloakroom, Bathroom & En-Suite
- Integrated Kitchen Appliances
- Attached Garage & Drive (EV Point)
- 2018 Taylor Wimpey Build
- 33ft Enclosed Rear Garden
- Walking Distance to Local Shopping Court
- Approximate 1.3 Mile Walk to Station
- Popular Development

Built in 2018 on the sought after Kings Reach development, this well presented three storey town house offers an attached garage and drive for two vehicles with an EV point already in situ, a sunny South Easterly (SSE) 33ft garden with gated rear access, integrated kitchen appliances and various upgrades, plus remaining NHBC warranty.

Local schools, playparks and shopping court are all within walking distance.

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Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	
	12'4" x 8'10" max (3.76m x 2.69m max)
Living Room	12'6" x 13'11" (3.81m x 4.24m)
Landing	
Bedroom 2	12'6" x 13'11" (3.81m x 4.24m)
Bedroom 3	9'5" x 7'2" (2.86m x 2.18m)
Bathroom	
Bedroom 1	18'10" x 10'4" (5.74m x 3.15m)
En-suite	
Garden	33' x 14' (10.06m x 4.27m)
Rear gated access, outside cold water tap and double weather proof power socket	
Drive	27' (8.23m)



Garage

17'8" x 9'7" (5.38m x 2.92m)

Attached garage tenure is leasehold. Power and light connected. Garage Lease Information - 999 year term commencing on the 1st January 2015.

A contribution is required toward your proportion of the block buildings insurance of the Coach House that is above your garage.

Annual rent is 'Peppercorn' (i.e. there is no financial payment for this)

Agents Notes

Council Tax Band - D (£2468.39 - 2025-2026)

Gas combination boiler located in kitchen.

Latest boiler service 02/08/2024

About The Area

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and 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 B&Q to name a few, plus Lidl supermarket.

The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.

Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

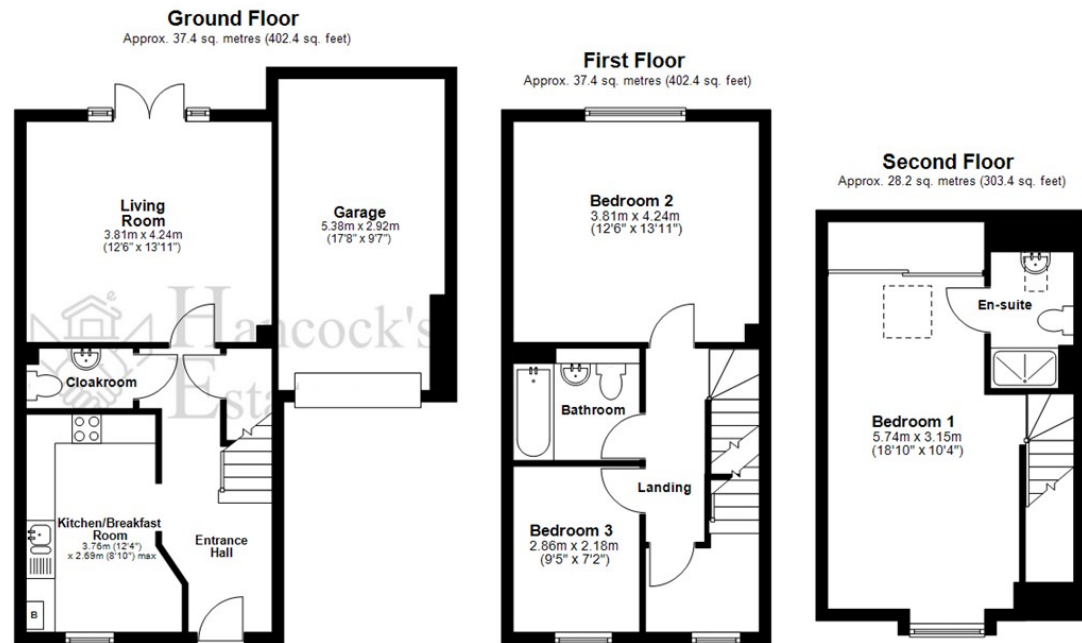
Precise Location: what3words

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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.





Total area: approx. 103.0 sq. metres (1108.2 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 8TW**

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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