



**Kennedy
& Foster**

65 Tavener Drive

Biggleswade

SG18 8XY

£300,000

- FREEHOLD DETACHED COACH HOUSE
- WELL PRESENTED THROUGHOUT
- TWO BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING/KITCHEN
- SET BACK FROM THE ROAD
- CARPORT AND PARKING SPACE
- LOCATED ON KINGS REACH DEVELOPMENT



This nicely presented 2 bedroom detached FREEHOLD coach house is situated in a lovely location. The property was built by Taylor Wimpey on the Kings Reach development to the 'Edale' design and has many benefits to include 2 bathrooms, open plan living /kitchen, car port and a parking space, open plan small garden laid to lawn next to the property. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs leading to first floor.

LANDING

Radiator. Doors to:

OPEN PLAN LOUNGE/DINING/LIVING ROOM

17' 05" x 12' 05" (5.31m x 3.78m)

KITCHEN AREA

Wall, base and drawer units with work surfaces over, integrated fridge/freezer, dishwasher and washing machine. Built in oven, gas hob and extractor hood over, stainless steel single drainer sink unit with spray tap. Plinth lights. Under cupboard lighting.

DINING/LIVING AREA

Two radiators, uPVC double glazed window to front.

MASTER BEDROOM

12' 01" extending to 17' 06" x 10' 4" widening to 12' 0" (3.68m x 3.15m) uPVC double glazed window to front, radiator. Door to:

ENSUITE

Double shower with shower over and complimentary tiling, pedestal basin, low level WC, extractor fan, tiled flooring.

BEDROOM TWO

11' 4" max x 8' 0" widening into door recess (3.45m x 2.44m) Radiator, uPVC double glazed window to front.

BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, low level WC, heated towel rail, extractor fan, tiled floor.

OUTSIDE

CARPORT WITH STORAGE CUPBOARD.

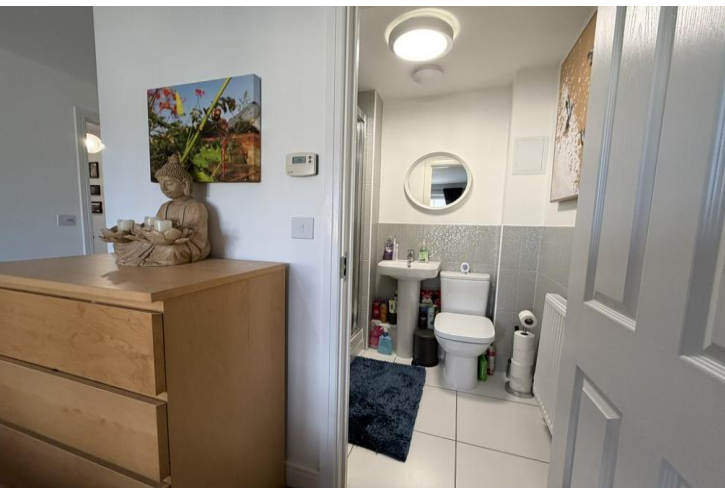
PARKING SPACE

GARDEN

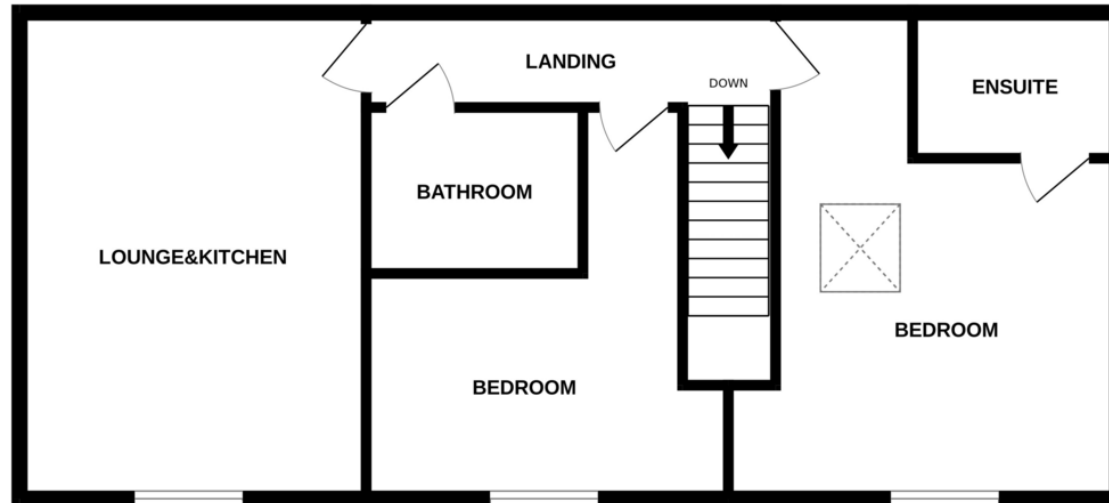
Open plan garden with lawn and shrubs.

AGENTS NOTES

Estate charge - £148.01 per annum



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.