



Tavistock Green, Biggleswade, SG18 8YH
£182,500

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LATCHAM
DOWLING

ESTATE AGENTS

*****50% SHARED OWNERSHIP***SEE AGENTS NOTES***STAIRCASE PURCHASE OF A HIGHER % POSSIBLE INCLUDING A FULL 100%*****

Latcham Dowling are delighted to offer for sale this beautifully presented three-bedroom mid-terrace home, located on the popular Kings Reach development. Situated just 1.5 miles from Biggleswade Train Station and within easy reach of local schools and amenities, this property is ideal for first-time buyers looking to step onto the property ladder through shared ownership.

The property has a great sized lounge to the rear of the property with direct access to the well maintained garden. There is a kitchen to the front with a range of fitted appliances. A downstairs cloakroom completes the ground floor.

The first floor has a great size double bedroom to the rear and a good single bedroom to the front as well as the well appointed bathroom.

The master bedroom to the second floor has a touch of "Wow" and at 18' you are not wanting for space.

The garden is well maintained and a great area for entertaining.

A really important factor are the two side by side allocated parking spaces that are accessed via a gate from the rear garden.

Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants, with further brand 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. The A1 is just a short drive away giving great access for both Northbound and Southbound journeys.





Entrance

Entrance hall

W.c

Kitchen

10'5 x 8'1 (3.18m x 2.46m)

Lounge

14'8 x 10'9 (4.47m x 3.28m)

First Floor

Landing

Bedroom Two

14'7 x 8'6 (4.45m x 2.59m)

Bedroom Three

9'6 x 7'4 (2.90m x 2.24m)

Bathroom

Second Floor

Bedroom One

18'4 x 11'1 (5.59m x 3.38m)

Outside

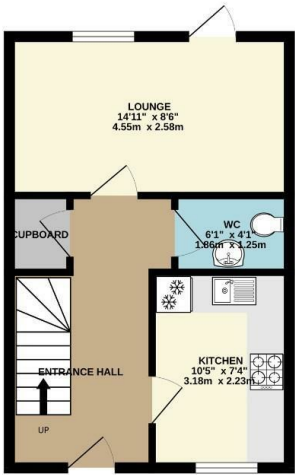
Rear Garden

Front Garden

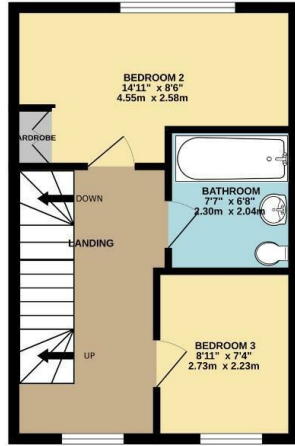
Parking

Agents Notes

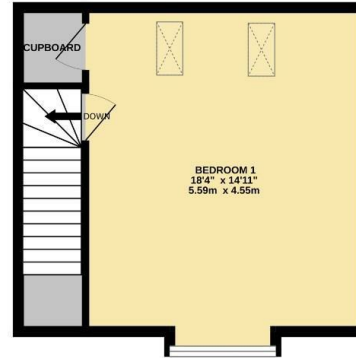
GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.

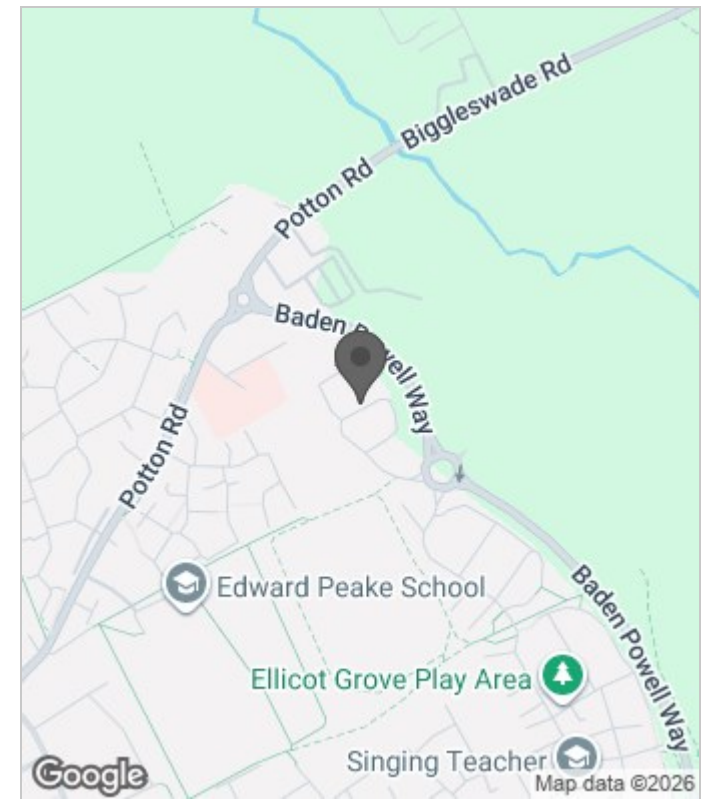


2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	86	
(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	

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