



HARVEY ROBINSON

Guide Price

£325,000

Venus Avenue

Biggleswade, SG18 8FJ

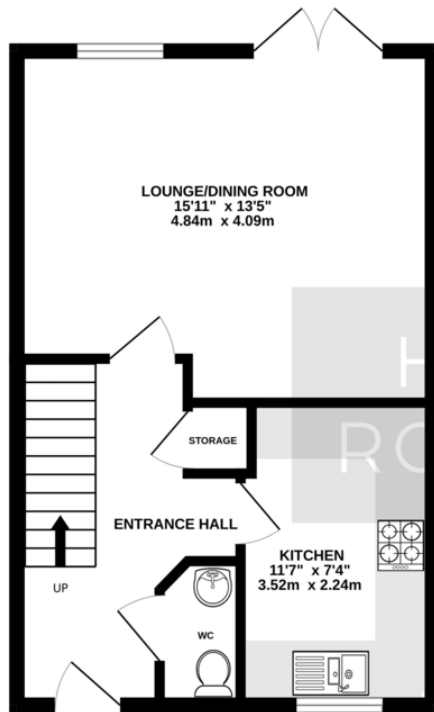
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this spacious two double bedroom home with no onward chain, located on the hugely sought-after Kings Reach Development. The property in brief consists of an entrance hall, cloakroom, modern fitted kitchen and a spacious lounge / dining room with French style doors leading out to the rear garden completing the ground floor. Two bedrooms and the modern bathroom can be found on the first floor. Outside the property has a generous size rear garden laid to lawn with a paved patio area and decking providing the perfect space for outside dining and entertaining. To the rear is allocated parking for one vehicle. Located close to local amenities to include convenience stores and schooling this would make an ideal home for a first time buyer or investor alike. Biggleswade Town is located a short distance away with various shops, bars and restaurants with further big brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter. This property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.

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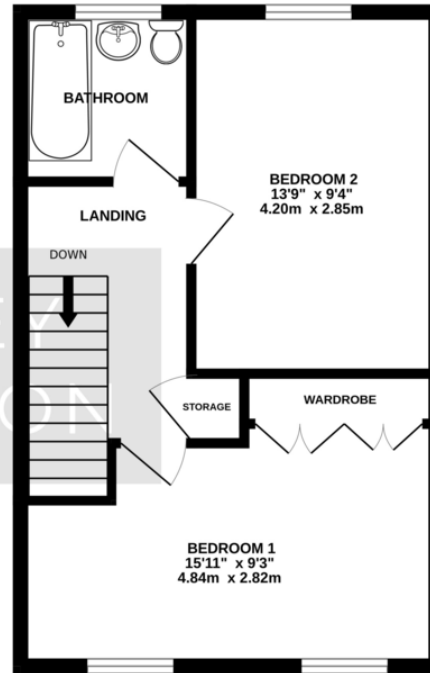




GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.6 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
Postcode for SatNav: SG18 8FJ  
Council Tax Band: C  
EPC Rating: Awaiting  
Rear Garden Aspect: South/East  
Lower School Catchment: St Andrews East  
Middle School Catchment: Edward Peake  
Upper School Catchment: Stratton  
Potential Rental Income: £1150.00 PCM  
what3words:///relatives.chainsaw.nails

## EPC TO FOLLOW

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

HARVEY ROBINSON

### OFFICE ADDRESS

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

### CONTACT

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