

A two-story brick house with a grey tiled roof and a dark downspout. The ground floor features a large arched garage opening and a dark front door with a white frame and a small window. The second floor has three windows with white frames and blue blinds. The house is set on a paved driveway with white parking lines. A silver car is parked on the left, and bicycles are parked on the right. The sky is blue with some clouds.

HARVEY ROBINSON

Guide Price

£250,000

Hawking Drive

Biggleswade, SG18 8GN

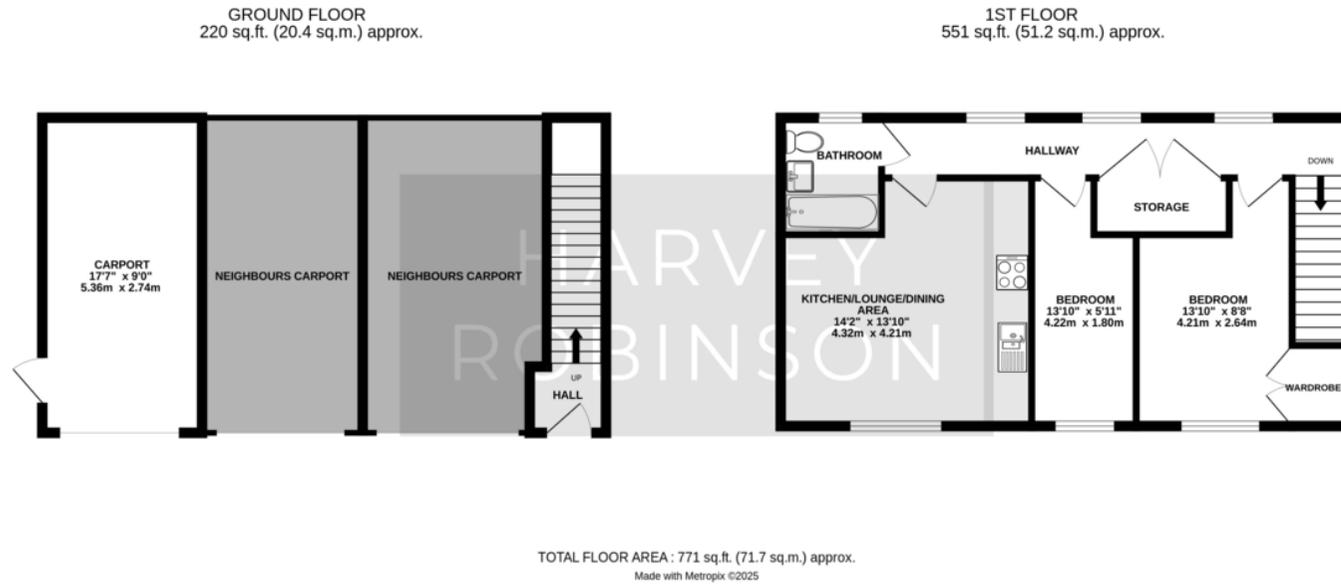
We are delighted to offer for sale this well presented two double bedroom modern Coach House within the popular and sought-after Kings Reach development. The property in brief consists of popular-in-design open-plan living comprising a lounge, dining space and a kitchen area packed with integrated appliances to include a fridge/freezer, washing machine and a dishwasher. Two bedrooms with a fitted wardrobe to bedroom one, and a bathroom complete the internal living space. Outside, there is an enclosed Courtyard-style Garden and a Car Port with further visitors parking. Located close by to amenities including a convenience store, community centre, a family-owned café and local schooling, the train station is a short distance away too making this property a great purchase for the first time buyer or investor alike. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from, 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. Offered with no onward chain, this property would be ideal for a first time buyer or investor alike with viewings arranged by contacting our Biggleswade estate agent offices.





## FAQs

Property Tenure: Leasehold  
 Annual Service Charge approximately: £1439  
 Annual Ground Rent approximately: £331.77  
 Property Built: 2013  
 Council Tax Band: B  
 Primary School Catchment: St Andrews East  
 Secondary School Catchment: Stratton  
 Water Meter: Yes  
 Loft: Boarded with light and ladder  
 EPC Rating: B  
 What3Words Location:  
 //////////////slimmer.hamsters.internet  
 Potential Rental Income: £1250 PCM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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

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