



HARVEY ROBINSON

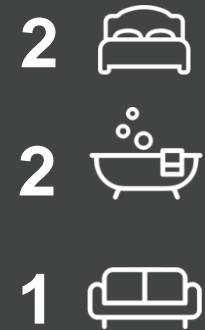
Guide Price

£325,000

Coates Road

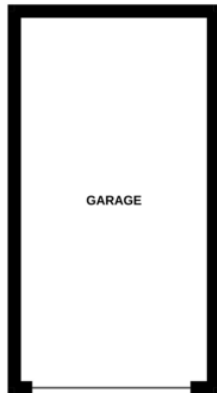
Biggleswade, SG18 8US

We are delighted to offer for sale this beautifully presented two double bedroom end of terrace home located on the popular and hugely sought-after Kings Reach development In Biggleswade. Constructed in 2017 by Taylor Wimpey, the spacious accommodation in brief consists of an entrance hall, cloakroom, a kitchen packed with integrated appliances, and a spacious lounge/dining room with French-style doors leading out to the rear garden completing the downstairs living space. Two double bedrooms with ensuite facilities to bedroom one, and a further bathroom can be found occupying the first floor. Outside, the property has a south/west facing enclosed rear Garden primarily laid to lawn with a patio area - perfect for outside dining and entertaining. A personnel door provides access to the single garage with power and lighting, with parking located too in front of. The property is located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a community centre and a popular cafe. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big-branded 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 this property ideal for a first-time buyer or investment purchasers alike. Viewings can be arranged by contacting our Biggleswade estate agent offices.

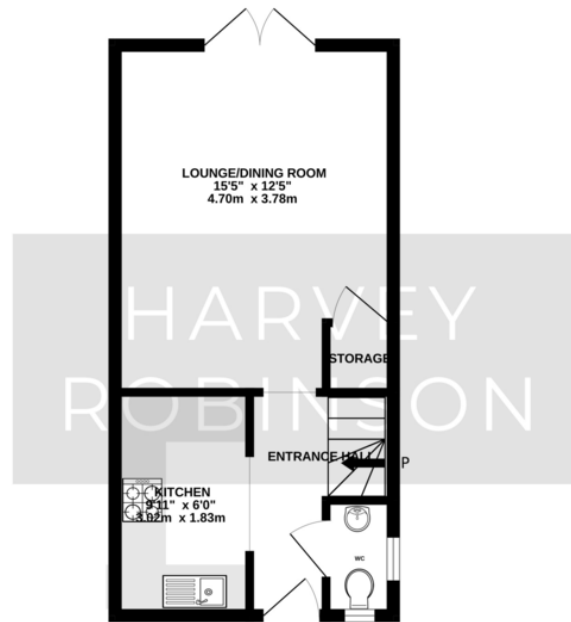




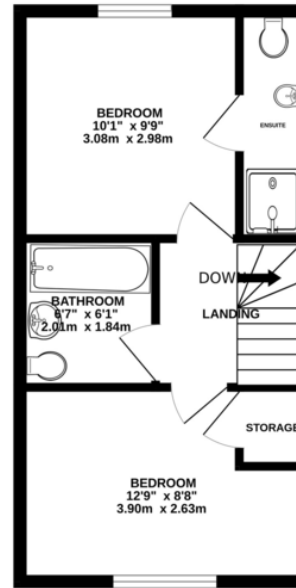
GARAGE
149 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.1 sq.m.) approx.
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FAQs

Property Tenure: Freehold

Council Tax Band: C

Property Built: 2017

Rear Garden Aspect: South/West

Potential Rental Income: £1250.00 PCM

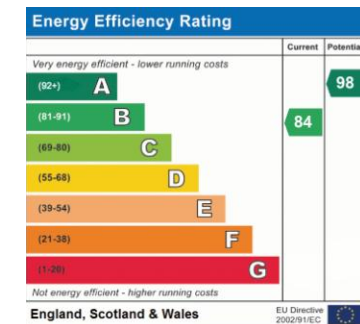
Postcode for SatNav: SG18 8FB

What3Words Location:

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EPC Rating: B

Water Meter: Yes



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