



Hancock's Estates

With you every step of the way



8 Ouse Way, Biggleswade, SG18 8PZ
£385,000 Freehold





8 Ouse Way

Biggleswade, SG18 8PZ

- 2017 Taylor Wimpey 'Ashton G'
- Three Bedrooms
- Cloakroom and En-suite
- Impressive Top Floor Master Bedroom
- Integrated Kitchen Appliances
- Remaining NHBC Warranty
- 19ft Garage and 27ft Drive
- Approximate 1.2m Walk to Station
- No Forward Chain
- Sought After Development

Built by Taylor Wimpey in 2017, this modern three storey home comprises entrance hall, kitchen / breakfast room, living room, three bedrooms, bathroom and en-suite. There is a particularly impressive, spacious top floor master bedroom and an attached sizable single garage with 27ft drive in front. The property is an approximate 1.2 mile walk to the station, one mile walk to the retail park and with local schooling also easily accessible. The Kings Reach shopping court has a Sainsbury's Local, barbers, arts and crafts shop, pizza take out and coffee house. The property is available with no forward chain.



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Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	12'4" x 8'10" (3.76m x 2.69m)
Living Room	12'7" x 13'11" (3.83m x 4.24m)
Landing	
Bedroom 2	12'7" x 13'11" (3.83m x 4.24m)
Bedroom 3	9'6" x 7'1" (2.89m x 2.16m)
Bathroom	
Master Bedroom	21'11" x 13'11" (6.67m x 4.24m)
En-Suite	
Garage	
Up and over door, rear door from garden, power and light, eaves storage.	



Outside

Enclosed rear garden measuring approximately 50ft maximum depth by 26ft (15.24m x 7.9m)
Outside tap and rear door to garage.

Agents Notes

Council Tax Band - D
Gas fired central heating. Combination boiler.

About The Area

Kings Reach has its own shopping court with a Sainsbury's Local, barbers, arts and crafts shop, pizza take out and coffee house. There is also a community centre, numerous play parks and greens, plus nursery and lower schooling.

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians, independent food stores and craft shop to High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

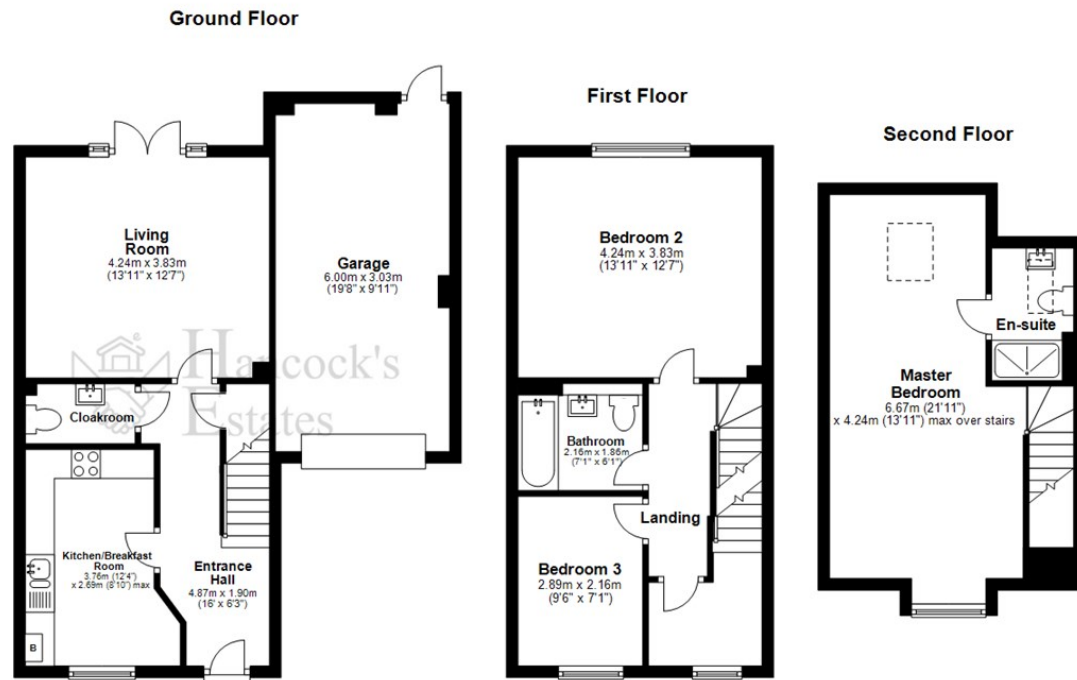
The expanding A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Argos, Wilko, Pets at Home and Homebase to name a few, plus the recently opened Lidl supermarket.

Precise Location: what3words

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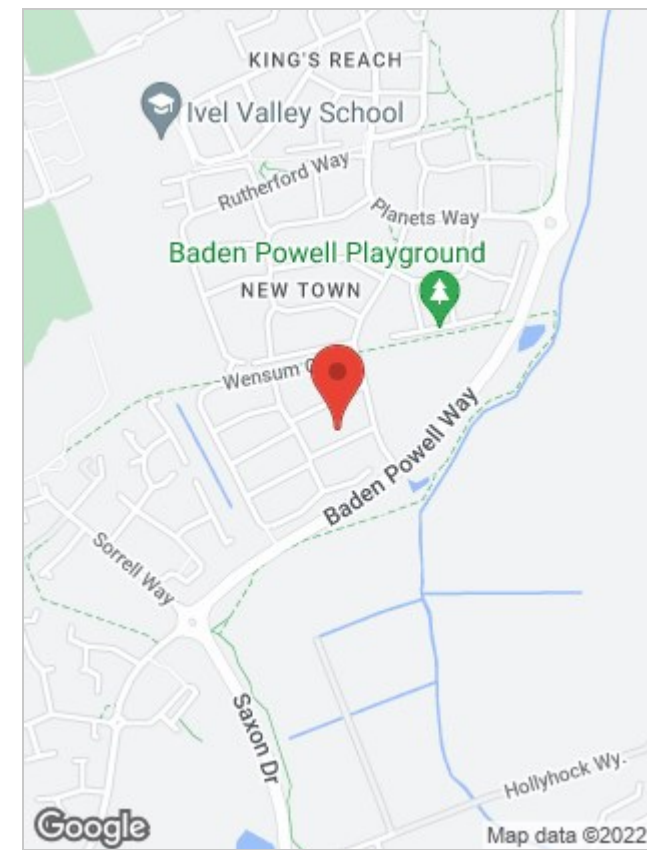






Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.



For GPS direction please follow **SG18 8PZ**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		