



## Planets Way, Biggleswade, SG18 8FD

£275,000



**\*\*\*IMMACULATE AND CHAIN FREE TWO DOUBLE BEDROOM DETACHED COACH HOUSE WITHIN THE EVER POPULAR KINGS REACH DEVELOPMENT\*\*\***

Tucked away at the end of a private driveway, this stunning two double bedroom detached coach house is offered for sale CHAIN FREE and benefits from a single garage with additional secure storage, a gorgeous open plan kitchen/ living room with integrated appliances, a modern bathroom, gas fired radiator heating (with a combination boiler) and double glazing.

This lovely property really needs to be seen to be appreciated and offers the perfect combination of convenience and practicality and is within easy reach of all the local amenities Kings Reach has to offer!!

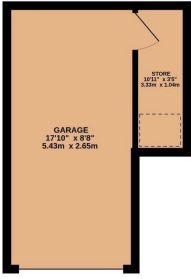
- Modern Detached Coach House
- Two Double Bedrooms
- Stunning Dual Aspect Open Plan Kitchen/ Living Room
- Immaculate Condition Throughout
- Kitchen With Integrated Appliances
- Modern Bathroom Suite
- Gas Fired Radiator Heating With Combination Boiler
- Garage And Additional Secure Storage
- Chain Free
- Quiet Location Within This Popular Development

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01480 775900

GARAGE & STORE  
190 sq.ft. (17.6 sq.m.) approx.

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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			
(81-91) B			
(69-80) C		73	73
(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	



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