



Coates Road, Biggleswade - SG18 8US

Guide Price £325,000



HARVEY  
ROBINSON

# Coates Road

Biggleswade

- TWO DOUBLE BEDROOMS
- END TERRACED HOME
- LOUNGE / DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- ENSUITE FACILITIES + BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE + PARKING
- CLOSE TO AMENITIES + SCHOOLS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT-AFTER LOCATION

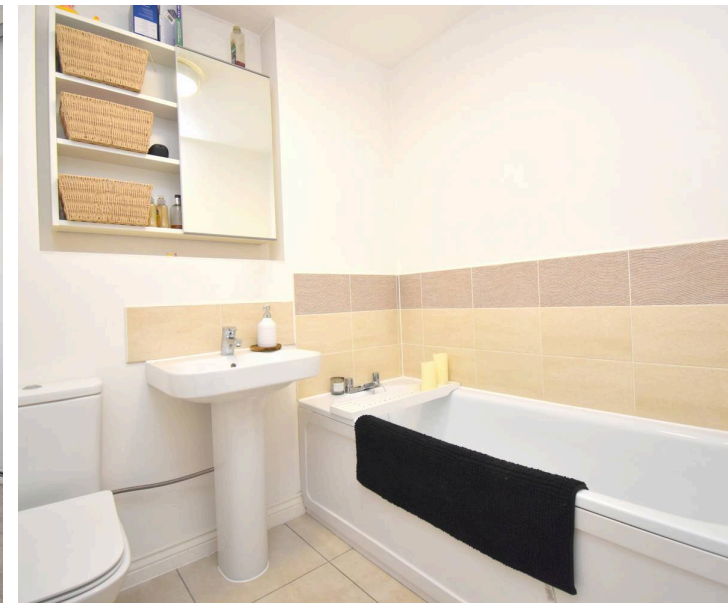
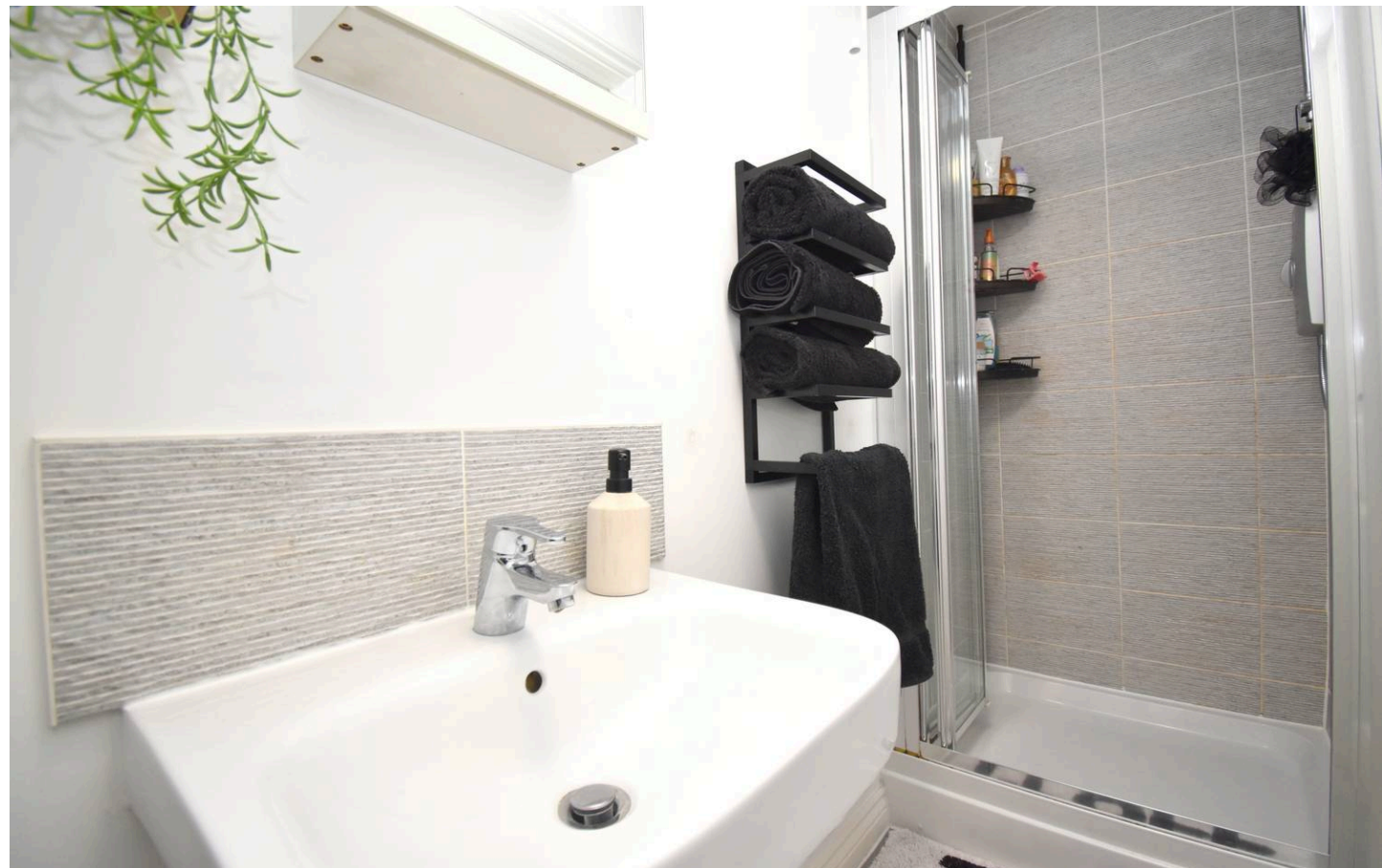




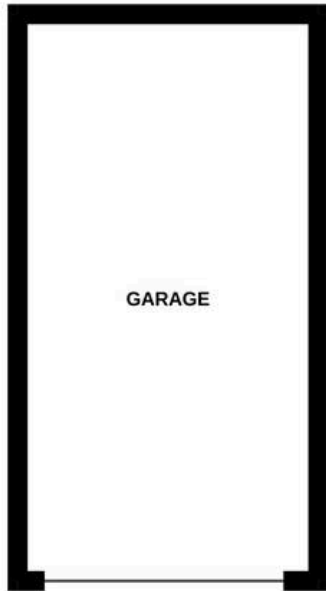
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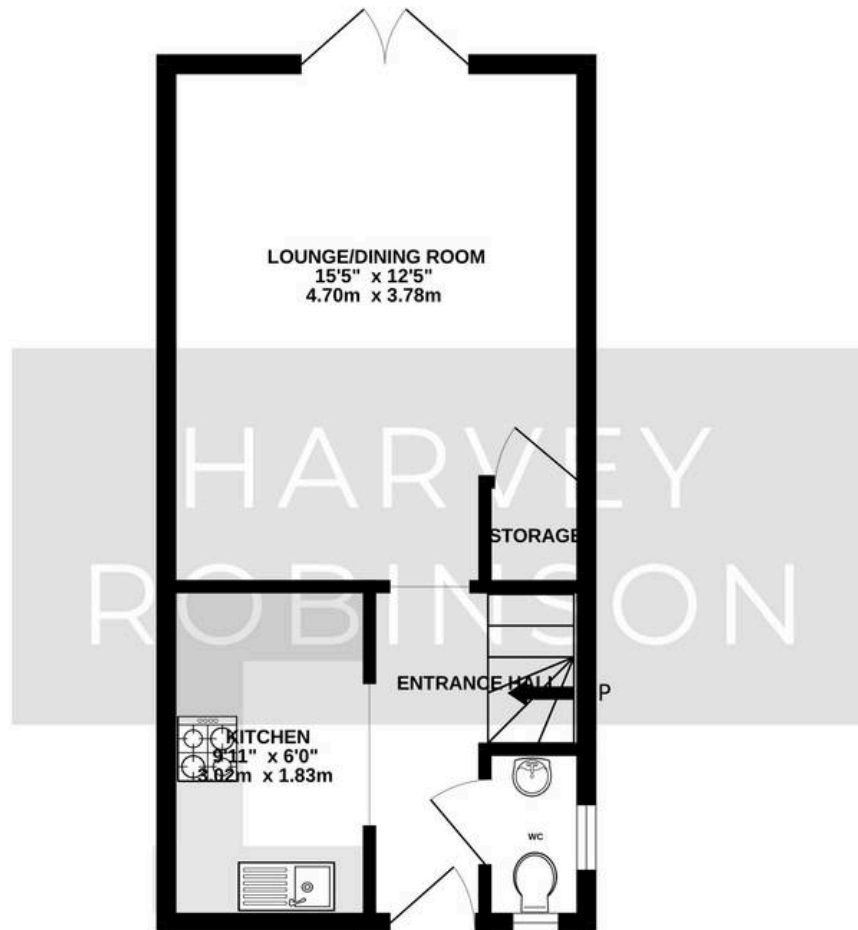
We are delighted to offer for sale this beautifully presented two double bedroom end of terrace home located on the popular and hugely sought-after Kings Reach development In Biggleswade. Constructed in 2017 by Taylor Wimpey, the spacious accommodation in brief consists of an entrance hall, cloakroom, 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.



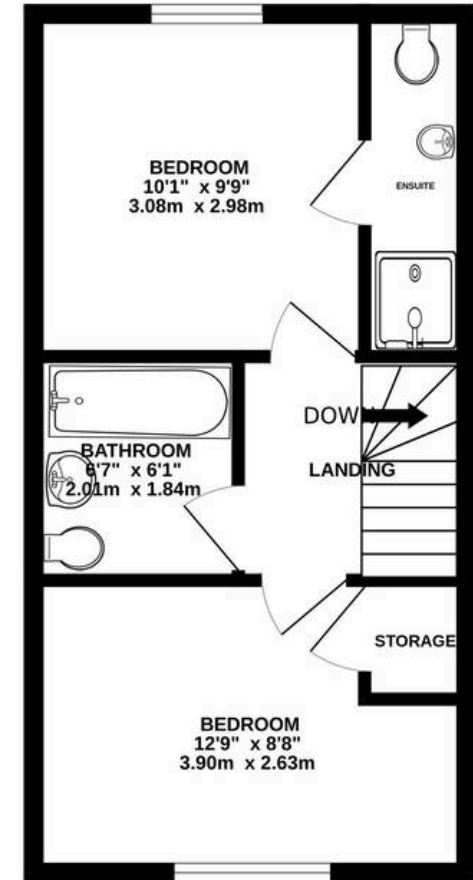
GARAGE  
149 sq.ft. (13.8 sq.m.) approx.



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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## Coates Road

Biggleswade

### FAQ'S

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: [///dunk.relati.ng.stems](https://www.what3words.com/dunk.relati.ng.stems)

EPC Rating: B

Water Meter: Yes

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

### TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 2.3 mile

Cambridge: 21.0 miles

Bedford: 13.3 miles

Milton Keynes: 29.3 miles

London: 46.8 miles

