



**Kennedy
& Foster**

75 Sun Street

Biggleswade

SG18 0BY

OIEO £350,000

- WELL PRESENTED HOME
- THREE BEDROOM STAGGERED TERRACE
- CLOAKROOM
- LOUNGE

- KITCHEN
- DINING ROOM
- SHOWER ROOM
- SHINGLED PARKING



This well presented terraced property that must be viewed to appreciate this lovely home. The property has off road parking to front and a garage enblock to rear. Accommodation: lounge, fitted kitchen, dining area, cloakroom, three bedrooms and shower room. This property is positioned within easy reach of the town centre and train station. Contact Kennedy & Foster the Sole Agents to arrange a viewing.

FRONT DOOR INTO

LOUNGE

15' 07" x 14' 07" (4.75m x 4.44m) Two radiators, uPVC double glazed window to front, stairs to first floor, under stairs storage cupboard and housing electric meter, feature fireplace. Opening to:

KITCHEN

15' 07" x 8' 10" (4.75m x 2.69m) Wall, base and drawer units with work surfaces over, sink with mixer tap over, fridge/freezer, integrated oven, hob and extractor hood over, fitted shelving, fitted cupboard and drawers. Opening into:

DINING AREA

11' 06" x 7' 08" (3.51m x 2.34m) uPVC double glazed French doors to rear garden, radiator. Timber framed Door to:

CLOAKROOM

Low level W.C, wash hand basin, space and plumbing for dish washer and washing machine, shelving.

FIRST FLOOR LANDING

Partially boarded loft with ladder and lighting, airing cupboard. Doors to:

BEDROOM ONE

12' 02" x 9' 07" (3.71m x 2.92m) Radiator, uPVC double glazed window to front, two double fitted wardrobes.

BEDROOM TWO

9' 06" x 9' 06" (2.9m x 2.9m) Fitted wardrobes, chest of drawers and storage over, radiator, uPVC double glazed window to rear.

BEDROOM THREE

7' 01" x 5' 11" (2.16m x 1.8m) Built in wardrobe and shelving, fitted bed, radiator, uPVC double glazed window to front.

SHOWER ROOM

Fully tiled shower cubicle with shower over, low level W.C, pedestal basin, heated towel rail, uPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN

Shingled parking, pathway to front door.

REAR GARDEN

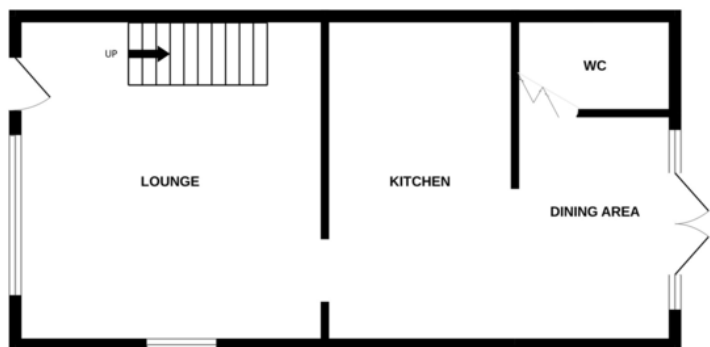
Shrubs, shingle, decking, personnel door and access to garage, gated access leading to:

GARAGE

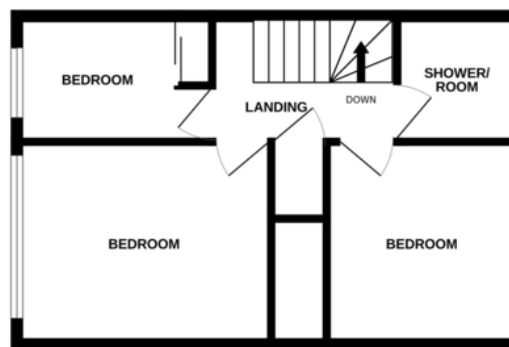
16' 11" x 7' 11" (5.16m x 2.41m) Up and over door, power and light.



GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX BAND

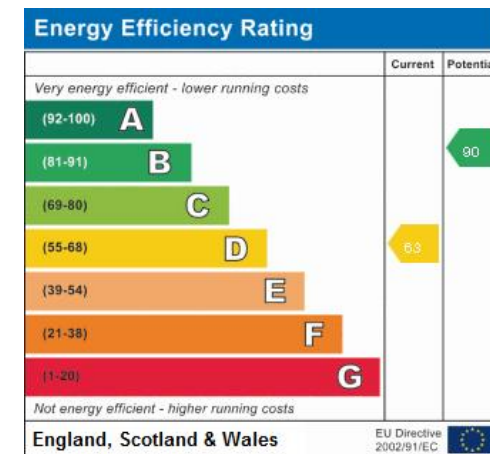
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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