



**Kennedy
& Foster**

40 The Grove
Biggleswade
SG18 8JW
£350,000

- WELL PRESENTED MID TERRACED HOUSE
- THREE BEDROOMS
- REFITTED KITCHEN/DINING ROOM
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- LOUNGE
- CONSERVATORY
- BATHROOM
- GARAGE



This well presented three bedroom property is situated in a cul de sac location within walking distance to the town centre and train station. This lovely home has a refitted kitchen, conservatory, lounge, three bedrooms and bathroom. The property has the benefit of a garage enbloc close by. Contact Kennedy & Foster the Sole Agents to arrange a viewing.

FRONT DOOR INTO:

ENTRANCE PORCH

uPVC double glazed window. Door to:

LOUNGE

15' 10" x 14' 09" (4.83m x 4.5m) uPVC double glazed window to front, two radiators, stairs to first floor with recess under, gas fire with wood surround, coving to ceiling. Door into:

REFITTED KITCHEN/ DINING ROOM

15' 10" x 8' 11" (4.83m x 2.72m) Wall, base and drawer units with Quartz work surfaces over, Integrated fridge/freezer, oven, Induction hob and extractor over, integrated dishwasher, 1 1/2 bowl sink unit with mixer tap, tiled flooring, radiator, uPVC double glazed window to rear. Opening into:

CONSERVATORY

7' 10" x 7' 9" (2.39m x 2.36m) Radiator, tiled flooring, uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Access to loft with ladder and partially boarded. Doors to:

BEDROOM ONE

12' 09" x 9' 08" (3.89m x 2.95m) uPVC double glazed window to front, radiator, airing cupboard with cylinder and shelving, coving to ceiling.

BEDROOM TWO

10' 10" x 9' 06" (3.3m x 2.9m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

9' 05" x 5' 11" (2.87m x 1.8m) uPVC double glazed window to front, built in wardrobe with hanging rail and shelving.

BATHROOM

Panelled Bath with mixer tap and shower over, pedestal basin, low level W.C, uPVC double glazed frosted window to rear, heated towel rail, extractor fan.

OUTSIDE

FRONT GARDEN

enclosed garden, block paved pathway to front door, shingled, shrubs.

REAR GARDEN

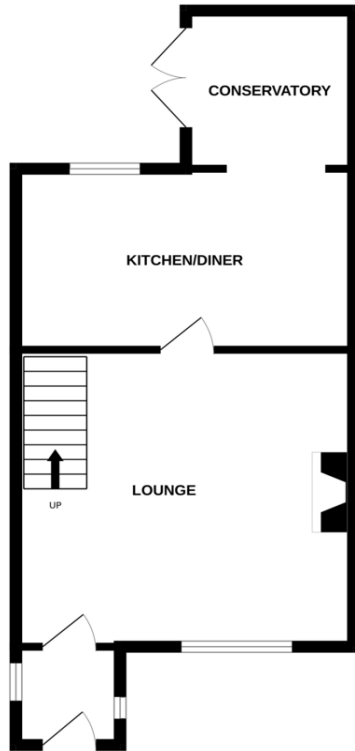
Shed, laid to lawn, block paved patio, gated rear access, flowers and shrubs.

GARAGE EN BLOC

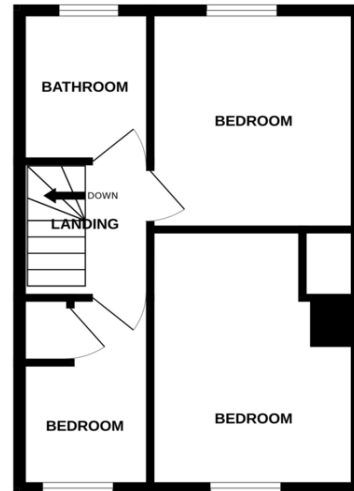
Up and over door.



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

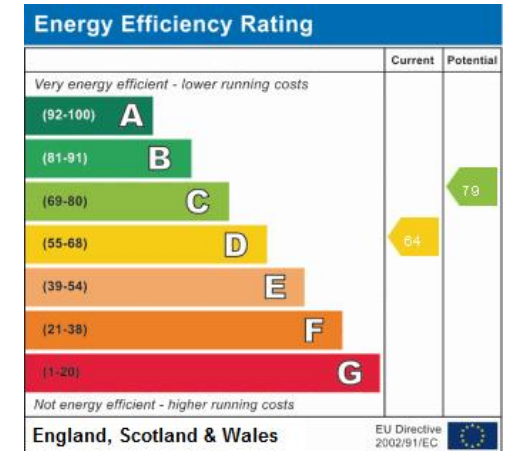
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Market Square
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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