



**Kennedy  
& Foster**

20 Cambridge Road  
Dunton  
SG18 8RS  
**£288,000**

- END TERRACE 2 BEDROOM COTTAGE
- VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- PARKING TO REAR
- MULTI FUEL BURNER IN LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY





Kennedy & Foster are delighted to offer for sale this 2 bedroom end of terrace cottage situated in the village of Dunton. This lovely character property, which is being offered chain free, has a lounge with a multi fuel burner, dining room, kitchen, conservatory and bathroom. To the rear is an enclosed rear garden and parking space to the rear. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **LOUNGE**

12' 01" x 11' 07" (3.68m x 3.53m) Multi fuel burner set in brick fireplace with wooden mantel over, shelving in alcove, uPVC double glazed window to front, cupboard housing consumer unit and meter. Archway to:



#### **DINING ROOM**

Exposed brick wall, under stairs storage cupboard, door to stairs leading to first floor, door to bathroom. Opening to:

#### **KITCHEN**

8' 03" x 7' 06" (2.51m x 2.29m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, space for cooker, washing machine and fridge, exposed brick work. Door to:

#### **CONSERVATORY**

10' 05" x 6' 02" (3.18m x 1.88m) Electric panel, heater, power and light, French doors to rear garden.



#### **BATHROOM**

Bath with mixer tap and shower over, low level W.C, vanity basin with cupboard under, heated towel rail, uPVC double glazed frosted window to rear, extractor fan, airing cupboard housing cylinder and shelving.

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

11' 06" x 11' 00" (3.51m x 3.35m) Electric panel, heater, uPVC double glazed window to front, built in wardrobe with hanging rail and shelving.

#### **BEDROOM TWO**

8' 11" x 8' 07" (2.72m x 2.62m) uPVC double glazed window to rear, loft hatch partially boarded, electric wall heater.

## OUTSIDE

### FRONT

Side access to parking space at rear of property.

### REAR GARDEN

Laid to lawn, gated side access, summer house, paved patio.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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