



**Kennedy
& Foster**

14 Carrs Gardens
Biggleswade
SG18 8BW
OIEO £325,000

- NICELY PRESENTED SEMI
- WALKABLE TO TRAIN STATION AND TOWN CENTRE
- CLOAKROOM
- LOUNGE

- KITCHEN/DINER
- ENSUITE & FAMILY BATHROOM
- PARKING
- CHAIN FREE



This nicely presented 3-bedroom semi-detached property is situated within easy walking distance of the town centre and train station. This lovely property has the benefit of a downstairs cloakroom, lounge, kitchen/dining room, 3 bedrooms en suite and family bathroom. The property has a lovely well stocked rear garden, parking to the rear, and is being offered chain free. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Doors to:

CLOAKROOM

low level w.c. Pedestal basin. Frosted uPVC double glazed window. Extractor fan. Consumer unit.

LOUNGE

16' 02" x 10' 09" (4.93m x 3.28m) Two radiators. uPVC double glazed window. Understairs storage cupboard. Double doors to:

KITCHEN/DINING ROOM

14' 01" x 9' 04" (4.29m x 2.84m) Wall, base and drawer units with work surfaces over. Integrated washing machine, fridge/freezer and dishwasher. Built in oven, gas hob and extractor hood over. Cupboard housing boiler. 1 1/2 bowl stainless steel sink unit with mixer tap. Radiator. Tiled floor. uPVC double glazed window and sliding patio door onto rear garden.

FIRST FLOOR LANDING

Loft hatch. uPVC double glazed window. Doors to:

BEDROOM ONE

10' 10" x 10' 04" (3.3m x 3.15m) Built in double wardrobe. Radiator. uPVC Double glazed window. Door to:

EN SUITE

Fully tiled bathroom. Panelled bath with mixer tap and shower over. Pedestal/basin. Low level w.c. Light/shaver point. Heated towel rail. uPVC double glazed window.

BEDROOM TWO

Radiator. uPVC double glazed window.

BEDROOM THREE

8' 06" x 6' 00" (2.59m x 1.83m) Radiator. uPVC double glazed window.

BATHROOM

Fully tiled. Panelled bath with mixer tap and shower over. Pedestal/basin. Low level w.c. Light/shaver point. Heated towel rail.

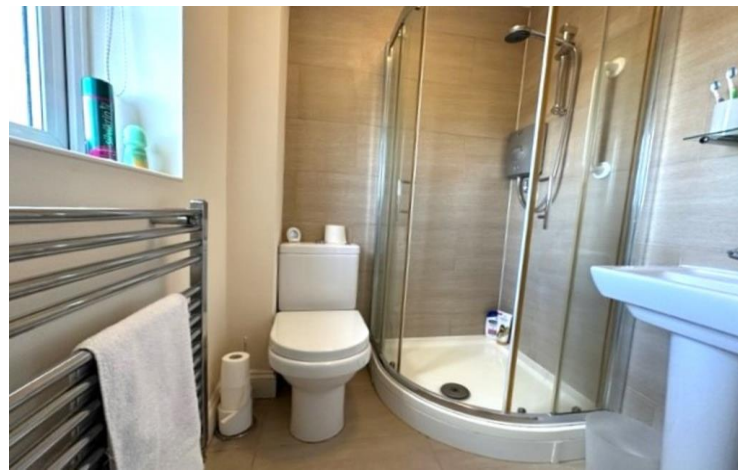
OUTSIDE

FRONT GARDEN

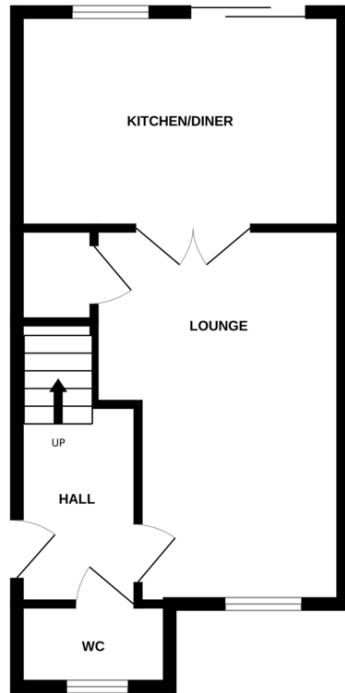
Shrubs. Pathway to side leading to front door. Gated side access to rear garden

REAR GARDEN

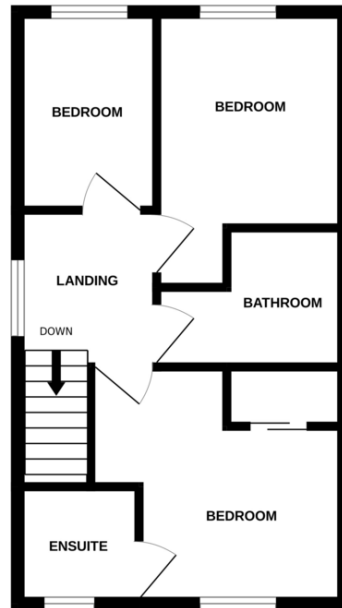
Paved patio. Artificial lawn. Shrubs and flower beds. Pergola. Gated rear access leading to ALLOCATED PARKING SPACE. Gated access to front.



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

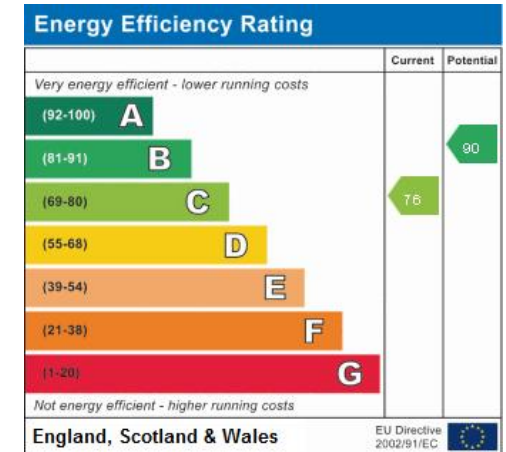
Tax band C

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