



**Kennedy  
& Foster**

29 Cedar Avenue  
Biggleswade  
SG18 0DE  
**£340,000**

- POPULAR FAIRFIELD DEVELOPMENT
- WELL PRESENTED PROPERTY
- 3 BEDROOMS
- LOUNGE
- REFITTED KITCHEN/DINER
- STUDY AREA AND STORAGE (FORMALLY THE GARAGE)
- REFITTED BATHROOM
- CHAIN FREE





Situated on the popular Fairfield development, this well-presented terraced property offering Entrance hall, kitchen/diner, lounge, study area / storage (formally garage) 3 bedrooms. Bathroom, generous size garden and driveway. This lovely home is being offered CHAIN FREE. Contact Kennedy & Foster the sole agents to arrange your viewing.

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

#### **ENTRANCE HALL**

Radiator, stairs to first floor, tiled floor, under stairs cupboard.

#### **REFITTED KITCHEN/DINING ROOM**

22' 02" x 5' 07" (6.76m x 1.7m) Wall, base and drawer units with Quartz work surface over. Integrated washing machine, dishwasher and fridge. 1 1/2 bowl sink unit with mixer tap, built in induction hob, double oven, extractor hood over, cupboard housing boiler. Radiator, uPVC double glazed window and uPVC double glazed door to rear garden.

#### **LOUNGE**

14' 11" x 10' 11" (4.55m x 3.33m) Radiator, uPVC double glazed sliding patio door to rear garden, coving to ceiling.

#### **POTENTIAL STUDY/STORAGE**

14' 05" x 7' 08" (4.39m x 2.34m) Coving to ceiling, power and light.

#### **FIRST FLOOR LANDING**

Access to loft with light. Doors to:

#### **BEDROOM ONE**

11' 04" to rear of wardrobe" x 10' 11" (3.45m x 3.33m) Fitted bedroom furniture to include wardrobes, dressing table, bedside cabinets, drawers and matching head board, radiator, uPVC double glazed window to rear.

#### **BEDROOM TWO**

10' 11" x 9' 00" (3.33m x 2.74m) uPVC double glazed window to rear, radiator.

#### **BEDROOM THREE**

8' 01" x 8' 00" (2.46m x 2.44m) uPVC double glazed window to front, radiator.

### FULLY TILED BATHROOM

'P' shaped bath with shower over and handheld shower over. Shower screen, close coupled W.C, vanity basin with cupboard under, heated towel rail, airing cupboard with cylinder.

### OUTSIDE

#### FRONT

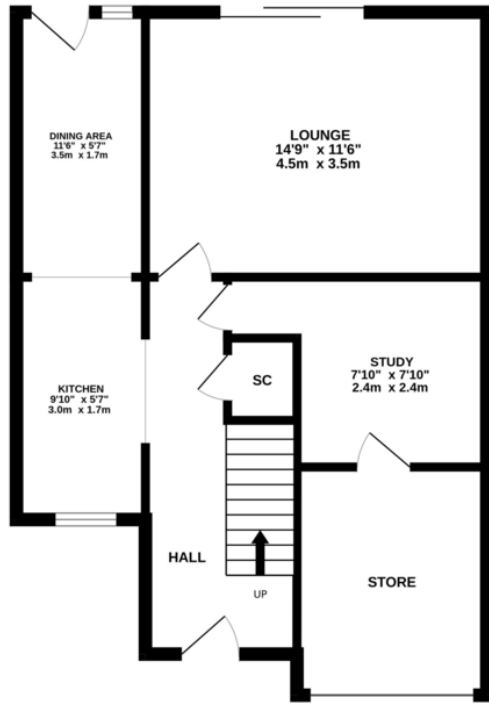
Block paved double width driveway.

#### REAR GARDEN

Paved patios, shingles, shed, gated rear access.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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