



**Kennedy  
& Foster**

29 Cedar Avenue

Biggleswade

SG18 0DE

**Offers Over £330,000**

- 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 hand held 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



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of these spaces, rooms and any other items are approximate and no responsibility is taken for any error arising in use hereafter. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are shown as best 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

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

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