



**Kennedy
& Foster**

17 Blunham Road
Biggleswade
SG18 8BY
£269,950

- WITHIN WALKING DISTANCE TO TRAIN STATION
- THREE BEDROOMS
- MID TERRACED PROPERTY
- KITCHEN
- LOUNGE
- BATHROOM
- ALLOCATED PARKING
- SMALL ENCLOSED GARDEN



Situated within walking distance of train station and town centre this 3 bedroom property has the benefit of a small enclosed garden and allocated parking to the rear and a recently installed gas boiler. Contact Kennedy & Foster the sole agents to arrange your viewing .

ENTRANCE HALL

Stairs to first floor landing, Understairs cupboard.

KITCHEN

8' 8" x 5' 2" (2.64m x 1.57m) Wall, base and drawer units work surfaces over, single drainer sink unit with mixer tap, space for fridge/freezer, washing machine and dishwasher, cupboard housing boiler, uPVC double glazed window to front.



LOUNGE

12' 2" x 11' 3" (3.71m x 3.43m) Radiator, coving to ceiling, two radiators, uPVC double glazed patio door to rear garden.

FIRST FLOOR LANDING

Access to partially boarded loft, airing cupboard housing cylinder and shelving, radiator. Doors to:

BEDROOM

11' 2" x 10' 2" (3.4m x 3.1m) Laminate flooring, uPVC double glazed window, radiator, coving to ceiling.

BEDROOM

13' 5" x 7' 2" (4.09m x 2.18m) uPVC double glazed window to rear, coving to ceiling, radiator.



BEDROOM

11' 7" x 8' 8" (3.53m x 2.64m) uPVC double glazed window to rear, coving to ceiling, radiator.

BATHROOM

Bath with mixer tap and shower over, low level W.C, pedestal basin, shelved alcove, radiator, uPVC double glazed frosted window to front.

OUTSIDE

FRONT

Shingled garden, path to front door.

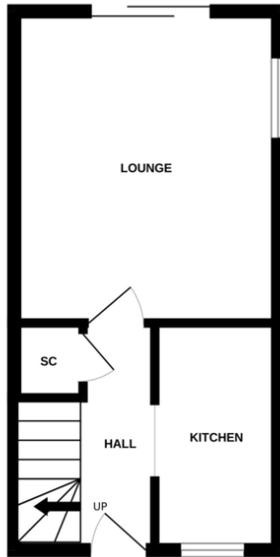
REAR GARDEN

Gated access to rear, decking, shed.

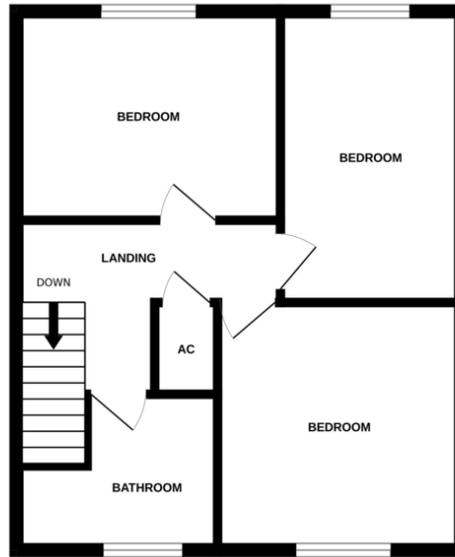
ALLOCATED PARKING SPACE



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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