



**Kennedy
& Foster**

5 Church Street
Biggleswade
SG18 0JS
£249,950

- NO UPWARD CHAIN
- CENTRALLY LOCATED
- WALKING DISTANCE TO TRAIN STATION
- TWO BEDROOM END TERRACE COTTAGE
- DOUBLE GLAZING
- GAS RADIATOR HEATING
- WALLED COURTYARD GARDEN
- REQUIRES SOME UPDATING



This two bedroom end of terrace cottage is located close to the market square and is within walking distance of the train station and town centre. The property benefits from no upward chain, two double bedrooms and walled courtyard garden. In need of some redecoration and updating. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FROSTED FRONT DOOR INTO:

LOUNGE

12' 2" (8' 11" to chimney breast)" x 10' 1" (3.71m x 3.07m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling, bifold panelled door to:

INNER HALL

Wall mounted radiator, door to cellar. Opening into:

KITCHEN

10' 2" x 10' 0" (3.1m x 3.05m) Staircase rising to first floor, uPVC double glazed window to rear aspect, range of eye level and base units with work surfaces over. Built in oven and gas hob with extractor over, stainless steel single sink and drainer unit, plumbing for washing machine, space for fridge/freezer. Opening to:

REAR LOBBY

uPVC double glazed frosted window to rear aspect, built in cupboard housing Potterton boiler. Door to:

BATHROOM

uPVC double glazed frosted window to side aspect, wood panelling to walls, panelled bath with mixer taps and shower attachment over, close coupled W.C, wash hand basin with taps, wall light with shaver socket, wall mounted radiator.

CELLAR

11' 9" x 9' 5" (3.58m x 2.87m) Wall mounted radiator, exposed wood beams.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 2" x 10' 2" (8' 11" to chimney breast)" (3.71m x 3.1m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM TWO

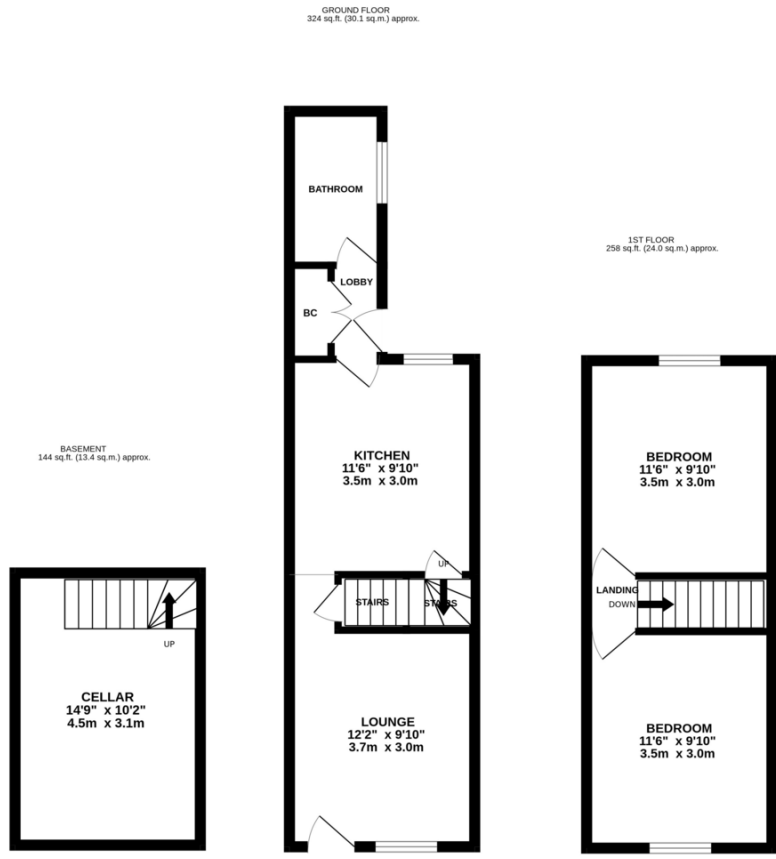
10' 3" x 10' 2" (3.12m x 3.1m) uPVC double glazed window to rear aspect, wall mounted radiator, built in cupboard over stairs, access to loft space.

OUTSIDE

REAR GARDEN

Enclosed courtyard garden, mainly laid to lawn, plastic canopy, gated side access leading across neighbouring property.





TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

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	61 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 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