



**Kennedy
& Foster**

8 Franklin Road
Biggleswade
SG18 8DX
£289,950

- CHAIN FREE
- 2 DOUBLE BEDROOMS
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- CONSERVATORY
- ENTRANCE PORCH & HALL
- KITCHEN
- SHOWER ROOM
- GARAGE



Being offered chain free this good sized 2 double bedroom terraced property conveniently located within easy walking distance of the train station and town centre making this an ideal first time home and ideal for the commuter. The property comprises of: Entrance porch, entrance hall, kitchen, lounge, small conservatory, 2 double bedrooms and shower room. To compliment this lovely property is a good sized garden and a garage situated close by. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE PORCH

Consumer unit and meter. Door into:

ENTRANCE HALL

Double radiator, dado rail, coving to ceiling, opening to lounge. Opening to:

KITCHEN

9' 03" x 7' 09" (2.82m x 2.36m) Wall, base and drawer unit with work surfaces over, washing machine, dishwasher and fridge. Wall mounted gas boiler, stainless steel single drainer sink unit with mixer tap, ceramic hob, uPVC double glazed window to front, tiled floor.

LOUNGE

13' 10" x 13' 07" (4.24m x 4.14m) Double radiator, uPVC double glazed sliding patio doors to conservatory, stairs leading to first floor landing, coving to ceiling.

CONSERVATORY

9' 07" x 6' 02" (2.92m x 1.88m) Double radiator, lighting, uPVC double glazed door leading to rear garden.

FIRST FLOOR LANDING

Access to loft space, shelved cupboard. Doors to:

BEDROOM ONE

11' 02" x 10' 05" (3.4m x 3.18m) Double radiator, wardrobe and chest of drawers, coving to ceiling, uPVC double glazed window to rear, built in wardrobe and storage space.

BEDROOM TWO

11' 00" x 7' 07" (3.35m x 2.31m) Double radiator, uPVC double glazed window to front, coving to ceiling.

SHOWER ROOM

Fully tiled shower cubicle with Triton shower over, W.C, vanity basin with cupboard under, uPVC double glazed frosted window to front coving to ceiling, radiator.

OUTSIDE

FRONT GARDEN

REAR GARDEN

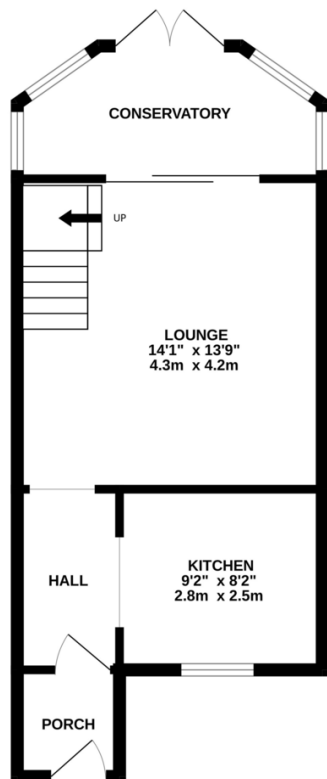
Block paved patio area, shrubs, shed, shingled pathway.

GARAGE ENBLOC

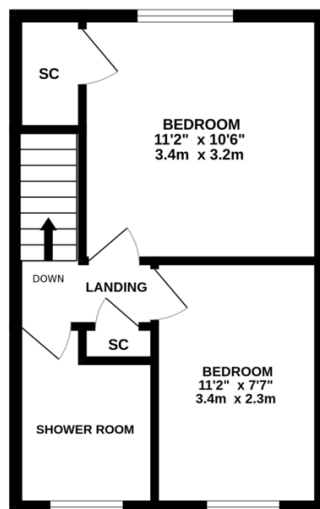
Up and over door, and parking to front of garage.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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