



**Kennedy  
& Foster**

81 High Street

Broom

SG18 9NA

**£299,950**

- HIDDEN AWAY
- CHARACTER COTTAGE
- TWO BEDROOMS
- LOUNGE/DINING ROOM WITH RECENTLY FITTED MULTI FUEL BURNER

- RECENTLY REFITTED KITCHEN
- BATHROOM
- GARDENS
- CHAIN FREE





#### UNEXPECTEDLY BACK TO MARKET 2/05/25.

Situated hidden away on the High Street of this picturesque village of Broom, this 2 bedroom terraced cottage (of 3) has many character features and is being offered chain free. The property is entered by a stable door into the Lounge with ceiling beams and a recently refitted multi fuel burner leading to rear hallway where the bathroom and refitted kitchen can be found and to the first floor are 2 bedrooms. Gardens to front and rear. Contact Kennedy & Foster the Sole Agents to arrange your viewing of this unique property in a lovely location.

#### FRONT STABLE DOOR INTO:



#### LOUNGE/DINING ROOM

17' 10" x 11' 09" (5.44m x 3.58m) Brick built fireplace housing recently installed multi fuel burner. Cupboard housing electric meter. Electric stone radiator. Ceiling beams. uPVC double glazed window to front. Stairs to first floor. Storage cupboard under stairs. Latch door to:

#### INNER HALLWAY

Coving to ceiling. Opening to Kitchen. Tiled floor. Airing cupboard. Electric stone radiator. Door to:

#### BATHROOM

Shower bath with shower screen, rainwater head shower and hand shower over. Vanity basin with drawers under. W.C. Window.



#### REFITTED KITCHEN

10' 00" x 7' 11" (3.05m x 2.41m) Newly fitted kitchen in sage green with wall, base and drawer units with oak work surfaces over. Built in double oven. Space for fridge/freezer. White sink unit with mixer tap. Electric hob extractor hood over. Integrated washing machine. uPVC double-glazed door and window to rear.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

10' 4" x 9' 8" (3.15m x 2.95m) Exposed floorboards. Electric wall heater. uPVC double glazed window to front, Beams.

## **BEDROOM TWO**

7' 09" min x 7' 08" (2.36m x 2.34m) Exposed floor boards. uPVC double glazed window to rear. Electric wall mounted heater

## **OUTSIDE**

### **FRONT**

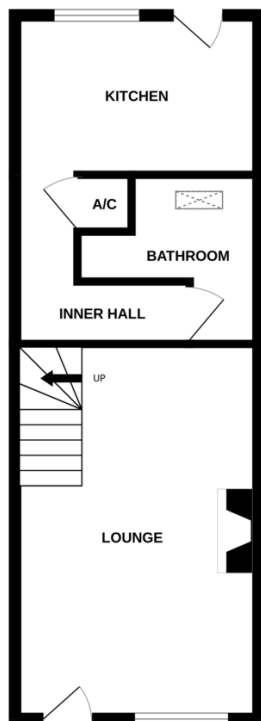
Open plan paved garden. Log/bin store.

### **REAR GARDEN**

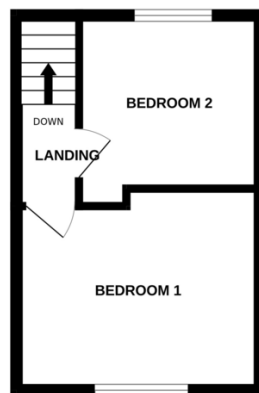
Paved garden. Outside tap. Shed. Gated access leading to front.



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.  
Made with Metagix (2022)

## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## 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