



**Kennedy
& Foster**

11 Palace Street
Biggleswade
SG18 8DP

Guide Price £330,000

- TWO BEDROOMS
- END TERRACE COTTAGE
- SEPARATE RECEPTION ROOMS
- PLANNING PERMISSION GRANTED
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- CLOSE TO RAILWAY STATION
- TOWN CENTRE LOCATION
- NO UPWARD CHAIN



Offered for sale with no upward chain and planning permission to extend. This two bedroom end terrace cottage occupies a generous plot with land to the front and side that can be utilised as gardens or parking to suit. Palace Street is conveniently located directly opposite the station and a 'stones throw' from the town centre. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO:

PORCH

uPVC double glazed window to front and side aspect, wooden panelled doors to:

LOUNGE

11' 11" x 11' 7" (3.63m x 3.53m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling, open fireplace with tiled surround and hearth. Doorway and step down to:

DINING ROOM

12' 1" x 7' 5" (3.68m x 2.26m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor, coving to ceiling, stairs rising to first floor with storage recess under. Opening to:

KITCHEN

13' 4" x 7' 7" (4.06m x 2.31m) Range of fitted shaker style eye level and base units with contrasting work surfaces over, stainless steel single basin sink and drainer unit, space for fridge and washing machine. Built in oven, electric hob with extractor over, tiled splash back, uPVC double glazed window and doors to side aspect, wall mounted radiator, tiled floor. Panelled door to rear lobby.

REAR LOBBY

uPVC double glazed frosted window to side aspect, tiled floor. Panelled door to:

BATHROOM

uPVC double glazed frosted window to side aspect, wall mounted radiator, tiled floor, panelled bath with Triton shower over and screen, pedestal mounted wash hand basin, wall light with shaver point, close coupled W.C, tiled surround.

FIRST FLOOR LADNING

Coving to ceiling. Doors to:

BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.51m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling, recess spotlights.

BEDROOM TWO

9' 2" x 7' 5" (2.79m x 2.26m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling. Access to loft space.

REAR GARDEN

Path leading from kitchen back door to:

OUTHOUSE

Currently used as storage with uPVC double glazed window to side aspect and uPVC double glazed door.

SIDE GARDEN

Raised decking area and lawn, enclosed by brick wall and fencing with gated access.

FRONT

Paved path to front door with lawned garden and plant borders.

OFF ROAD PARKING FOR SEVERAL VECHICLES

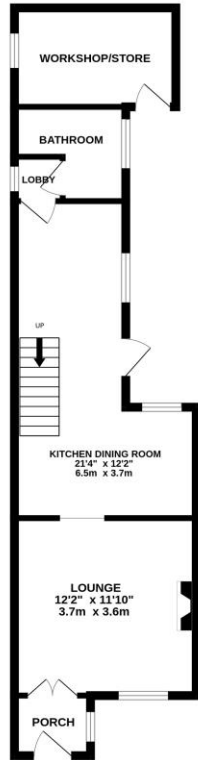
Potential to enlarge current side garden while still adding off road parking for 2/3 cars.

AGENT NOTES

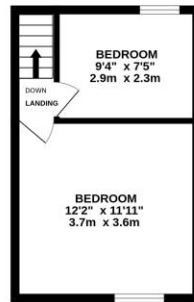
The proposed planning permission is for two storey side extension plus internal modifications. Please contact the team at Kennedy & Foster for further information.



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 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