



**Kennedy
& Foster**

43 Saffron Road
Biggleswade
SG18 8DJ
£279,950

- WELL PRESENTED SEMI DETACHED
- SITUATED CLOSE TO AMENITIES & TRAIN STATION
- NON - ESTATE POSITION
- TWO BEDROOMS

- KITCHEN WITH PANTRY
- LOUNGE/DINER
- DOUBLE GLAZING
- ALLOCATED PARKING FOR TWO CARS



This well presented two bedroom semi-detached house is conveniently located in a non estate position within close proximity to the train station and town centre. This gorgeous property offers kitchen/breakfast room, lounge/dining room, two bedrooms, first floor bathroom, two parking spaces and paved patio ideal for those sunny afternoons. An early viewing comes highly recommended to avoid disappointment. Contact Kennedy & Foster the Sole Agents.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Tiled floor, electric wall heater, coving to ceiling. Door to storage cupboard with cloaks area and shelving. Archway to:

KITCHEN/BREAKFAST ROOM

11' 08" x 7' 05" (3.56m x 2.26m) Range of eye level and base units with worksurface over, stainless steel 1 1/2 bowl sink with mixer tap. Space for washing machine, dishwasher and fridge/freezer. Tiled floor, tiled splash back, coving to ceiling, uPVC double glazed window to front, door to larder cupboard with shelving. Wall mounted cupboard housing consumer unit. Door to:

LOUNGE/DINING ROOM

14' 11" x 11' 03" (4.55m x 3.43m) uPVC double glazed window to rear, dado rail, coving to ceiling, laminate flooring, wall mounted electric heater, stairs rising to first floor with shelved alcove on staircase.

FIRST FLOOR LANDING

uPVC double glazed window to side. Panelled doors to:

BEDROOM ONE

11' 05" x 11' 03" (3.48m x 3.43m) (Access to boarded loft space with window, lights and is plaster boarded) uPVC double glazed window to rear, wall mounted electric heater, built in wardrobe with shelving and storage. Fitted wardrobes, drawers and media unit along one wall.

BEDROOM

9' 08" x 6' 04" (2.95m x 1.93m) uPVC double glazed window to rear, dado rail, built in wardrobe with hanging rail and shelving. Wall mounted electric heater.

BATHROOM

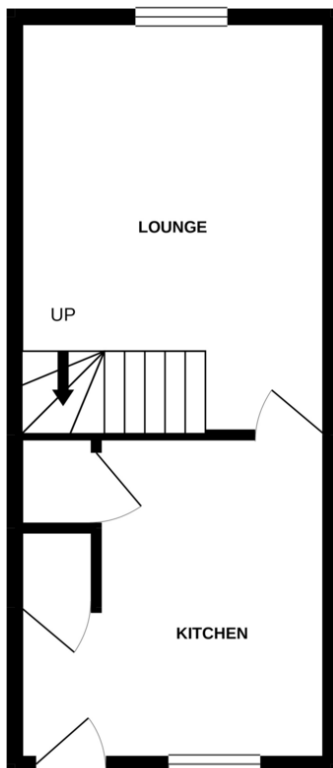
White three piece suite, panelled bath with mixer tap and electric shower over, low level W.C. Vanity basin with double cupboard under, tiled walls, heated towel rail, dimplex wall heater, uPVC double glazed frosted window to side, wood laminate floor, extractor fan.

OUTSIDE

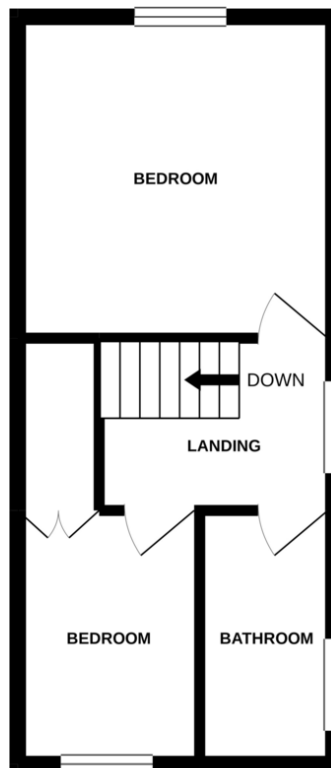
Two allocated parking spaces. Paved patio - ideal seating area for those sunny afternoons.



GROUND FLOOR
28.0 sq.m. (301 sq.ft.) approx.



1ST FLOOR
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) 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.
Made with Metropix ©2021

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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