



**Kennedy
& Foster**

68 The Baulk

Biggleswade

SG18 0PX

OIEO £293,000

- END TERRACE COTTAGE
- TWO BEDROOMS
- ACCOMMODATION OVER THREE FLOORS
- 20FT LOUNGE/DINER

- WELL PRESENTED THROUGHOUT
- TWO BRICK BUILT OUTBUILDINGS
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE AND TRAIN STATION



A well presented end of terrace cottage offering accommodation over three floors. The property is well located for the town centre and train station benefits from a 20ft lounge/diner, attractive bathroom, outbuildings, and enclosed rear garden. Permit parking is available. Contact us the Sole Agents to arrange your viewing.

WOODEN FRONT DOOR INTO:

PORCH

Glazed window to side aspect. Panelled wood door into:

LOUNGE/DINER

20' 2" x 10' 9" (6.15m x 3.28m) uPVC double glazed windows to front and side. UPVC double glazed doors to rear. Wood effect floor. Cast iron fireplace with tiled hearth, wall mounted radiator, stairs rising to first floor and second floor, decorative glass brick wall, built in wine rack to top of stairs. Exposed brick stairs down to kitchen. Panelled door to:

BATHROOM

Fitted roll top bath with mixer tap, shower attachment and waterfall shower over, spotlights to ceiling, close coupled W.C, wall mounted wash hand basin with towel rail, uPVC double glazed frosted window to side aspect, tiled splash back and tiled floor, heated towel rail, built in cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space. Doors to:

BEDROOM ONE

11' 6" x 11' 1" (3.51m x 3.38m) uPVC double glazed windows to front & side aspect, wall mounted radiator.

BEDROOM TWO

8' 7" x 8' 1" (2.62m x 2.46m) uPVC double glazed window o rear aspect, built in cupboard housing combi boiler, wall mounted radiator.

KITCHEN

10' 7" x 10' 4" (3.23m x 3.15m) uPVC double glazed window to ground floor street level, range of fitted eye level and base units with granite work surfaces over and upstand incorporating small breakfast bar, space for range style cooker with extractor over, single bowl sink with drainer in work surface, space for washing machine, dishwasher and fridge/freezer, spotlights to ceiling, tiled floor.

OUTSIDE

FRONT GARDEN

Small garden part enclosed by low level brick wall.

OUTSIDE REAR

Small block paved area, partially enclosed by low level brick wall, outside tap. Right of way access to over number 70 leading to:

OUTBUILDING

9' 1" x 9' 8" (2.77m x 2.95m) Small brick built shed and larger shed, gated access to garden (currently not in use) pedestrian access over number 66 driveway leading to gate to garden.

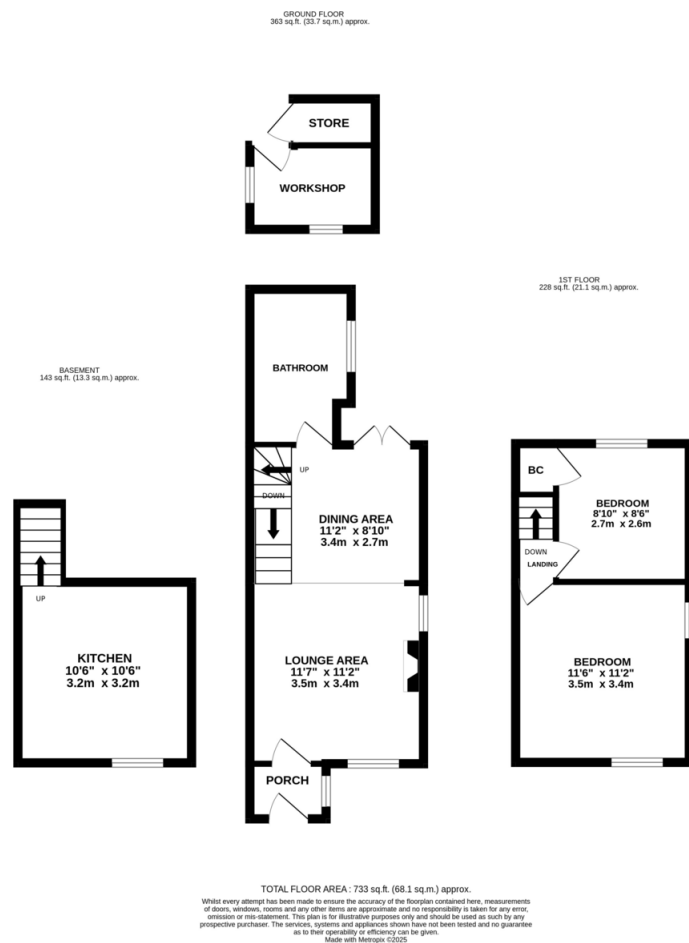
GARDEN

Mainly laid to lawn, enclosed by timber panel fencing.

PARKING

Resident parking permits are available for an annual charge.





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		
39-54	E	51 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