



**Kennedy
& Foster**

78 Brunel Drive
Biggleswade
SG18 8BH
£345,000

- THREE BEDROOM END OF TERRACE
- WELL PRESENTED ACCOMMODATION
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINER
- CLOAKROOM
- BATHROOM
- PARKING FOR 2 CARS
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION



Well presented 3 bedroom end of terrace property situated within easy reach of the train station and town centre. This lovely home has good size entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, 3 bedrooms and family bathroom. To the outside are 2 parking spaces side by side in front of the property and an attractive rear garden. Contact ourselves the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Tiled flooring, stairs to first floor, radiator. Doors to:

CLOAKROOM

Low level W.C, wash hand basin, tiled floor, consumer unit, uPVC double glazed frosted window to front.

KITCHEN/BREAKFAST ROOM

11' 8" x 7' 9" (3.56m x 2.36m) Wall, base and drawer units with work surface over, integrated dishwasher & fridge/freezer, single drainer sink unit with spray mixer tap, tiled floor, inset lighting, cupboard housing boiler, uPVC double glazed window to front.

LOUNGE/DINING ROOM

14' 00" x 13' 08" (4.27m x 4.17m) Storage cupboard, two radiators, uPVC double glazed window to rear and French doors to rear garden.

FIRST FLOOR LANDING

Access to partially boarded loft with ladder and light, airing cupboard housing cylinder and shelving. Doors to:

BEDROOM ONE

12' 05" x 9' 02" (3.78m x 2.79m) Two uPVC double glazed window to front, radiator, built in double cupboard with shelves and hanging rail, TV point.

BEDROOM TWO

8' 01" x 8' 07" (2.46m x 2.62m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

8' 08" x 6' 01" (2.64m x 1.85m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, low level W.C, pedestal basin, heated towel rail.

OUTSIDE

FRONT GARDEN

Shingle, outside tap, pathway to front door, pathway to gated side access leading to:

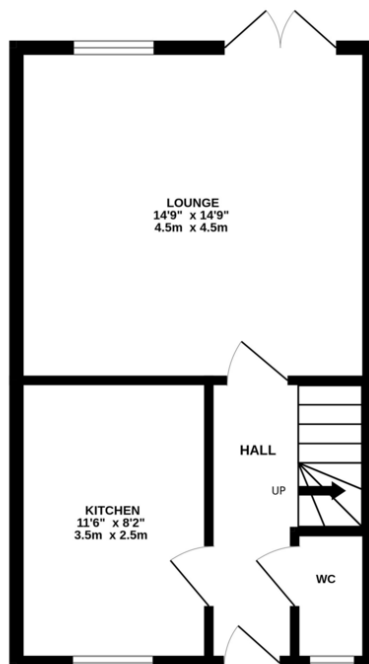
REAR GARDEN

Shed, laid to lawn, paved patio, tree.

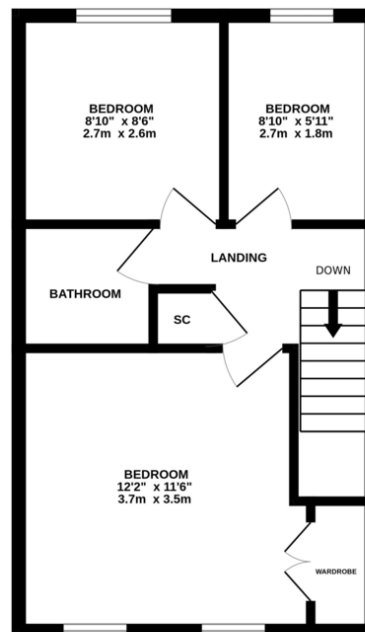
TWO PARKING SPACES SIDE BY SIDE TO FRONT OF PROPERTY



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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