



**Kennedy
& Foster**

92 Drove Road
Biggleswade
SG18 0HH
£425,000

- SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- SEPARATE RECEPTION ROOMS
- UPSTAIRS BATHROOM
- CLOAKROOM AND UTILITY
- GARAGE AND OFF ROAD PARKING
- CLOSE TO TRAIN STATION AND TOWN CENTRE
- NO UPWARD CHAIN



This semi detached home is well located for the train station and town centre. Offering three double bedrooms, upstairs bathroom, separate reception rooms, open fireplaces, cloakroom and utility. The property also benefits from garage, driveway and no upward chain. Contact us the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FROSTED FRONT DOOR INTO:

LOUNGE

12' 7" max x 11' 3" (3.84m x 3.43m) uPVC double glazed window to front aspect, wall mounted radiator, picture rail, cast iron fireplace with tiled hearth, wood panelled door to:

INNER HALL

Stairs to first floor accommodation, wood panelled door to:

DINING ROOM

12' 7" x 11' 4" (3.84m x 3.45m) uPVC double glazed window to rear aspect, uPVC double glazed doors to garden, fire place with multi fuel burner and tiled hearth, picture rail. Exposed wood floorboards, under stairs cupboard with shelving, wall mounted radiator. Opening to:

KITCHEN

13' 5" x 7' 8" (4.09m x 2.34m) Range of fitted eye level and base units with work surfaces over and tiled splash back, Belfast sink, integrated fridge and dishwasher, space for range style oven with extractor, uPVC double glazed window and door to side aspect. Wood panelled door to:

UTILITY ROOM

6' 10" x 4' 11" (2.08m x 1.5m) Frosted double glazed window to side aspect, fitted base units with contrasting work surfaces over, tiled splash back, stainless steel sink basin and drainer unit, space for washing machine, wall mounted combination boiler, tiled floor. Panelled wooden doors to cloakroom and bedroom.

CLOAKROOM

Close coupled W.C, pedestal mounted wash hand basin, wall mounted radiator, tiled splash back, tiled floor.

BEDROOM THREE

12' 4" x 7' 2" (3.76m x 2.18m) uPVC double glazed window to side aspect, wall mounted heater, built in cupboard with hanging rail.

FIRST FLOOR LANDING

Access to loft space, wall mounted radiator, spotlights to ceiling. Wood panelled doors to:

BEDROOM ONE

12' 7" max x 11' 4" (3.84m x 3.45m) uPVC double glazed window to front aspect, wall mounted radiator, picture rail, cast iron fireplace with hearth, built in cupboard with hanging rail.

BEDROOM TWO

11' 5" x 9' 1" (3.48m x 2.77m) uPVC double glazed window to rear aspect, wall mounted radiator, picture rail.

BATHROOM

10' 0" x 7' 8" (3.05m x 2.34m) uPVC double glazed frosted window to rear aspect, spotlights to ceiling, tiled splash back, wall mounted heated towel rail, tiled floor. Roll top bath with shower attachment, close coupled W.C, pedestal mounted wash hand basin. Double walk in shower with hand held shower attachment.

OUTSIDE

Part paved patio with step up to lawn, with small decking area, two timber sheds, gated access to front and driveway, steps up to courtesy door to garage.

GARAGE

Up and over door, power and light, courtesy door to garden, block paved driveway providing off road parking for one vehicle.

FRONT

Shingled garden, enclosed by low level brick wall with gated access.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
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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