



**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

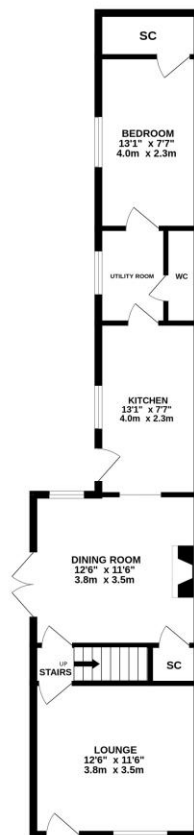
Up and over door, power and light, courtesy door to garden, block paved driveway providing off road parking for one vehicle.

### FRONT

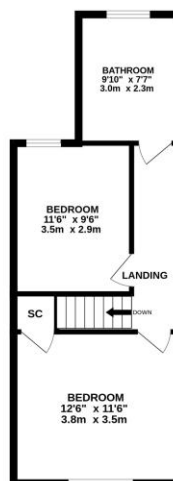
Shingled garden, enclosed by low level brick wall with gated access.



GROUND FLOOR  
597 sq ft. (55.4 sq.m.) approx.



1ST FLOOR  
399 sq ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq ft. (92.5 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 misstatement. 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		86 B
69-80	C		
55-68	D	64 D	
39-54	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