



**Kennedy
& Foster**

14 Honeysuckle Close
Biggleswade
SG18 8ST
£265,000

- TWO BEDROOM TERRACED HOUSE
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- ELECTRIC HEATING
- POPULAR SAXON GATE DEVELOPMENT
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN



An ideal opportunity to buy your first home. Located on the popular Saxon Gate development, the property benefits from 2 double bedrooms, lounge/diner, conservatory, allocated parking and enclosed rear garden. Contact Kennedy & Foster the sole agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY

Stairs rising to first floor accommodation. Wall mounted electric Duplex heater. Doorway to kitchen. Panelled door to lounge.

KITCHEN

9' 10" x 5' 11" (3m x 1.8m) uPVC double glazed window to front. Range of eye level and base units with work surface over. Stainless steel sink unit and drainer and tiled splash back. Space for fridge/freezer and washing machine. Space for electric cooker with extractor over. Tiled floor. Wall mounted electric Dimplex heater.

LOUNGE

13' 1" x 12' 2" (3.99m x 3.71m) uPVC double glazed window and door to conservatory. Built in cupboard. Wall mounted electric Dimplex heater.

CONSERVATORY

uPVC double glazed windows to three aspects. Tiled floor. uPVC double glazed doors opening onto garden.

FIRST FLOOR LANDING

Access to loft space. Built in cupboard housing hot water cylinder and linen shelving. Panelled doors to:

BEDROOM ONE

12' 2" x 11' 10" (3.71m x 3.61m) Twin uPVC double glazed windows to front. Electric wall mounted Dimplex heater. Fitted mirrored wardrobe.

BEDROOM TWO

9' 10" x 5' 11" (3m x 1.8m) uPVC double glazed windows to front. Electric wall mounted Dimplex heater.

SHOWER ROOM

Obscured uPVC double glazed window to rear. Walk in shower unit. Pedestal mounted wash hand basin. Close coupled w.c. Tiled surround with display shelf. Wall mounted heated towel rail. Tiled floor.

OUTSIDE

FRONT GARDEN

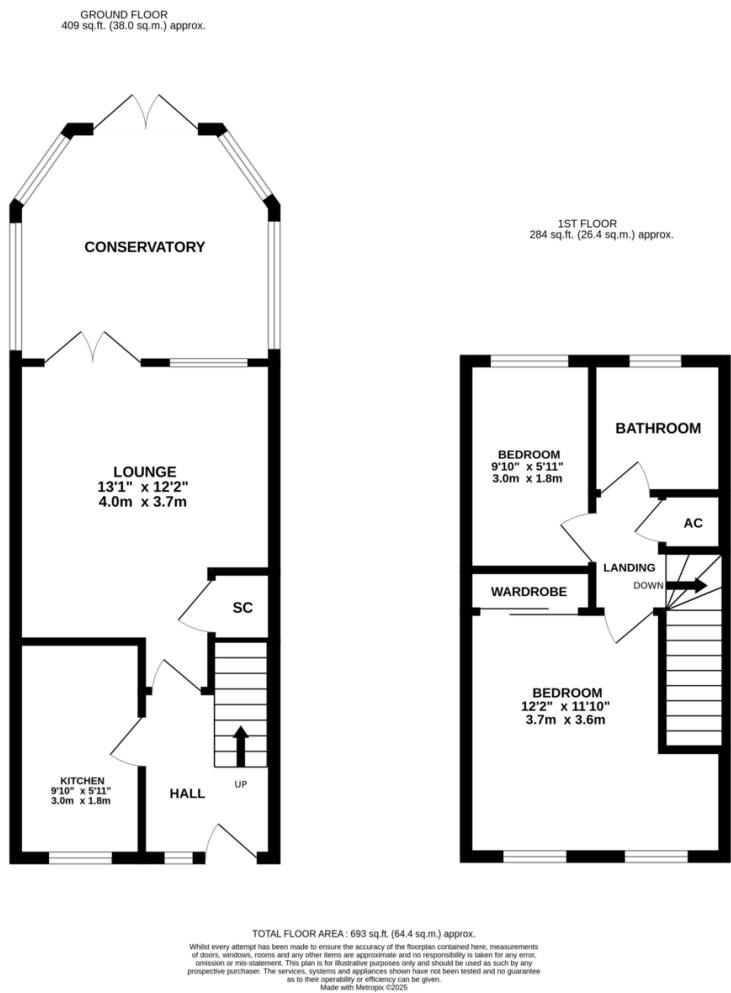
Pathway to front door, bordered by low level hedging.

REAR GARDEN

Paved garden with plant and shrub borders. Gated access to rear. Space for shed.

ALLOCATED PARKING SPACE





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 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