



**Kennedy
& Foster**

2 Coates Road
Biggleswade
SG18 8US
£425,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN/DINER
- LOUNGE
- KINGS REACH DEVELOPMENT
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- GARAGE AND DRIVEWAY WITH PARKING FOR TWO CARS SIDE BY SIDE
- SOUTHERLY FACING GARDEN



Situated in a sought after location on the Kings Reach development this lovely 3 bedroom semi detached property having the benefit of having a driveway with parking for 2 cars side by side and a garage (currently being used as a gym and an office. Accommodation: front to back kitchen/diner, front to back lounge, cloakroom, 3 bedrooms, en suite and family bathroom. Contact K & F the sole agents to arrange your viewing. Please note sizes of some rooms may differ due to irregular shape.

FRONT DOOR INTO:

ENTRANCE HALL

Cloaks hanging rail and shelving. Door to:

KITCHEN/DINING ROOM

17' 09" min x 10' 07" approx (5.41m x 3.23m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl stainless steel single drainer, cupboard housing boiler, space for fridge/freezer, washing machine and dishwasher. Built in electric cooker, gas hob with extractor over, uPVC double glazed window to front, door to rear garden.

INNER HALLWAY

Stairs to first floor, under stairs storage cupboard, door to lounge. Door to:

CLOAKROOM

Low level WC, pedestal basin, tiled floor, uPVC double glazed frosted window to rear.

LOUNGE

17' 09" x 9' 09" (5.41m x 2.97m) Dual aspect uPVC double glazed windows, double and single radiator, uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Loft hatch access, uPVC double glazed window to front. Doors to:

BEDROOM ONE

13' 06" x 10' 01" (4.11m x 3.07m) uPVC double glazed window to front, radiator. Door to:

ENSUITE

Fully tiled shower cubicle with shower over, low level WC, pedestal basin, tiled floor, double radiator, uPVC double glazed frosted window to rear.

BEDROOM TWO

13' 09" x 8' 10" (4.19m x 2.69m) uPVC double glazed window to front, radiator.

BEDROOM THREE

8' 02" x 7' 10" (2.49m x 2.39m) uPVC double glazed window to rear, radiator.

BATHROOM

Bath with fully tiled splash back, mixer tap and shower over. Pedestal basin, low level WC, uPVC double glazed window to rear, radiator.

OUTSIDE

FRONT GARDEN

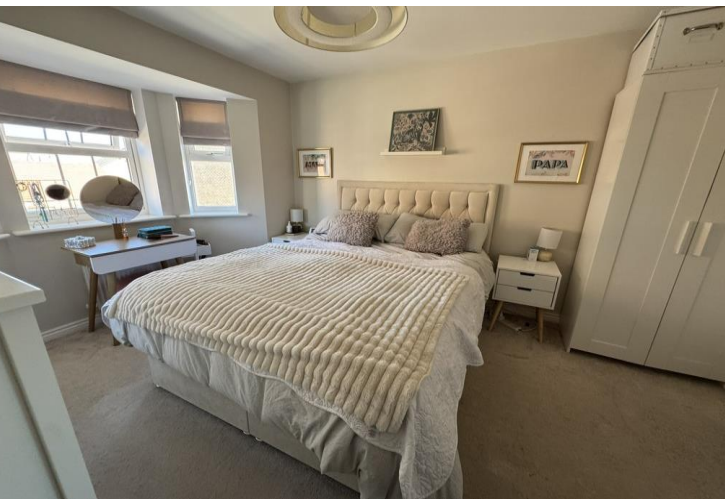
Artificial lawn, driveway with parking for two cars leading to:

DETACHED GARAGE

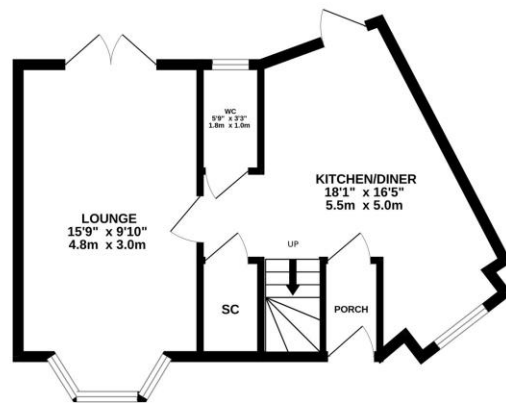
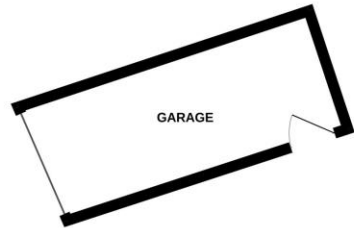
19' 07" x 9' 6" (5.97m x 2.9m) Up and over door, separated by stud wall currently being used as gym and study, power and light, insulated ceiling, door to rear garden.

SOUTHERLY FACING GARDEN

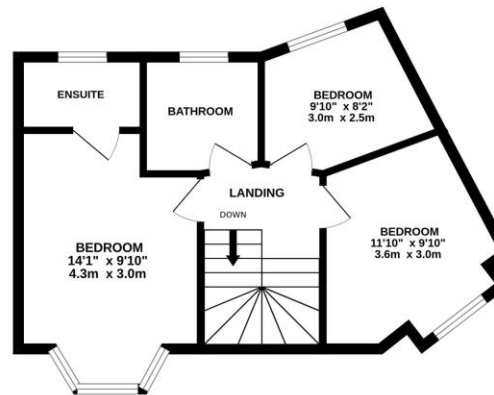
Fully artificial lawn, decking, outside tap, personnel door to garage.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	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