



**Kennedy
& Foster**

218 Lincoln Crescent •
Biggleswade
SG18 8HR
£207,500

- ONE BEDROOM CLUSTER HOME
- FITTED WARDROBES
- ELECTRIC HEATING
- RECENTLY REFITTED DOUBLE GLAZING

- ALLOCATED PARKING
- CLOSE TO TRAIN STATION AND TOWN CENTRE
- NO UPWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT



Offered for sale with no upward chain, this one bedroom cluster home is well located for the train station and town centre. Benefitting from recently refitted double glazing, allocated parking and front garden. Contact Kennedy & Foster to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

Panelled door into:

LOUNGE

11' 8" excluding bay x 10' 6" (3.56m x 3.2m) uPVC double glazed bay window to front aspect, wood laminate floor, electric flame effect fire with surround, wall mounted electric heater, stairs to first floor.

Panelled door to:

KITCHEN

8' 4" x 6' 7" (2.54m x 2.01m) uPVC double glazed window to front aspect, range of eye level and base units with work surfaces over, tiled splash back, electric oven and hob with extractor over, space for fridge/freezer and washing machine, built in cupboard.

FIRST FLOOR LANDING

Access to loft space, wall mounted electric heater.

Panelled doors to:

BEDROOM

11' 8" x 8' 3" to wardrobes excluding door recess(3.56m x 2.51m) uPVC double glazed window to front aspect, wall mounted electric heater, built in double wardrobes, built in cupboard over stairs housing hot water cylinder.

SHOWER ROOM

uPVC double glazed frosted window to front aspect, walk in shower unit with Triton shower, close coupled WC, pedestal mounted wash hand basin, tiled splash back.

OUTSIDE FRONT

Built in storage cupboard, mainly laid to patio.

ALLOCATED PARKING FOR TWO CARS.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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