



**Kennedy
& Foster**

56A High Street
Biggleswade
SG18 0LJ
£174,950

- CENTRALLY LOCATED
- WITHIN WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- MAISONETTE
- TWO BEDROOM

- FIRST FLOOR BATHROOM
- KITCHEN
- LOUNGE
- CHAIN FREE



Centrally located a short walk to the train station and town centre. This two bedroom maisonette that has been redecorated and is being offered CHAIN FREE by Kennedy & Foster the Sole Agents. Accommodation comprises of: Kitchen, lounge, first floor bathroom, 2 bedrooms and shingled garden.

UPVC DOUBLE GLAZED DOOR INTO:

KITCHEN

7' 11" x 7' 09" (2.41m x 2.36m) Wall, base and drawer units with work surfaces over. Oven, hob and extractor over. Stainless steel single drainer sink unit with mixer tap, radiator, tiled floor, space for fridge/freezer and washing machine, wall mounted gas boiler, double glazed window. Door to:

LOUNGE

12' 0" x 9' 11" (3.66m x 3.02m) Coving to ceiling, radiator, double glazed window, storage cupboard. Door to:

INNER LOBBY

Stairs to first floor landing. Door to inner landing. Door to:

BEDROOM

12' 02" x 9' 11" (3.71m x 3.02m) Double glazed window, radiator, coving to ceiling.

BEDROOM

10' 2" x 7' 3" (3.1m x 2.21m) Double glazed window, radiator, coving to ceiling.

BATHROOM

'P' shaped bath with mixer tap and shower over, double glazed window, pedestal basin, low level WC, radiator, coving to ceiling.

OUTSIDE

Private shingled garden, gated shared access.

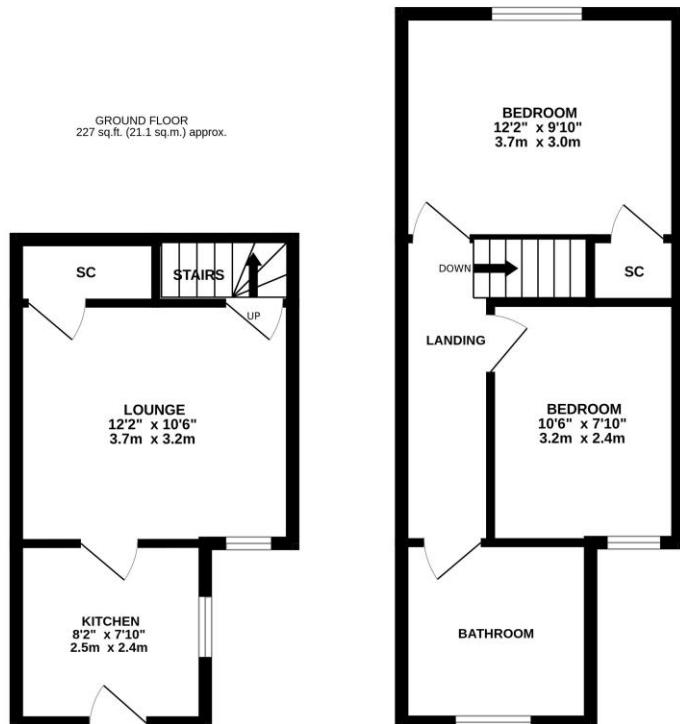
AGENT NOTES

A 999-year lease with a peppercorn ground rent is proposed. There will be no regular service charge contributions, as maintenance will be carried out ad hoc, as and when required, and organised by the vendors who will retain the freehold.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.

GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and other items are approximate. 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 can be given as to their operation or condition. No warranties are given.

OFFICE
T: 01767 601122
E: sales@kennedyfoster.co.uk

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		