



**Kennedy
& Foster**

4 Urban Way
Biggleswade
SG18 0HT
£315,000

- THREE BEDROOMS
- TERRACE FAMILY HOUSE
- 14FT KITCHEN/DINER
- WELL PRESENTED AND STYLISH THROUGHOUT

- CLOAKROOM
- DOUBLE GLAZING AND GAS RADIATOR HEATING
- LVT FLOOR DOWNSTAIRS
- GARDEN TO FRONT AND REAR



A stylish three bedroom family home that has been improved by the current owners. The property benefits from a cloakroom, 14 ft kitchen diner, 14ft lounge, two large double bedrooms, double glazing and gas radiator heating, with gardens to front and rear. Internal viewing is recommended to appreciate this spacious house.

UPVC DOUBLE GLAZED DOOR INTO:

HALLWAY

Stairs rising to first floor accommodation with space under, built in cupboard housing wall mounted combi boiler. Built in cupboard with shelves, wall mounted radiator, LVT floor. Panelled doors to:

CLOAKROOM

Frosted double glazed window to front aspect, WC with hidden cistern, wall mounted wash hand basin with tiled splash back.

KITCHEN/DINER

14' 8" x 8' 7" widening to 11' 5" (4.47m x 2.62m) uPVC double glazed window to front aspect. Range of eye level and base units with work surfaces over, tiled splash back, stainless steel sink and drainer unit, built in oven and gas hob with extractor over. Integrated fridge and freezer, space for washing machine, tiled floor, wall mounted radiator.

LOUNGE

14' 7" x 11' 5" (4.44m x 3.48m) uPVC double glazed doors to garden, LVT floor, coving to ceiling. Palled door to:

REAR HALL

uPVC double frosted glazed door to rear, tiled floor, large built in cupboard.

FIRST FLOOR LANDING

Built in cupboard with shelves, access to loft space. Doors to:

BEDROOM ONE

12' 8" x 10' 7" (3.86m x 3.23m) uPVC double glazed window to front aspect, picture rail, wall mounted radiator.

BEDROOM TWO

11' 7" to wardrobes x 9' 8" (3.53m x 2.95m) uPVC double glazed window to rear aspect, fitted wardrobes to one wall, wall mounted radiator.

BEDROOM THREE

8' 7" x 7' 7" (2.62m x 2.31m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to front aspect, close coupled WC, pedestal mounted wash hand basin, panelled bath with shower attachment over and screens, tiled splash back, wall mounted radiator, tiled floor.

OUTSIDE

FRONT GARDEN

Open plan lawn with path to front door.

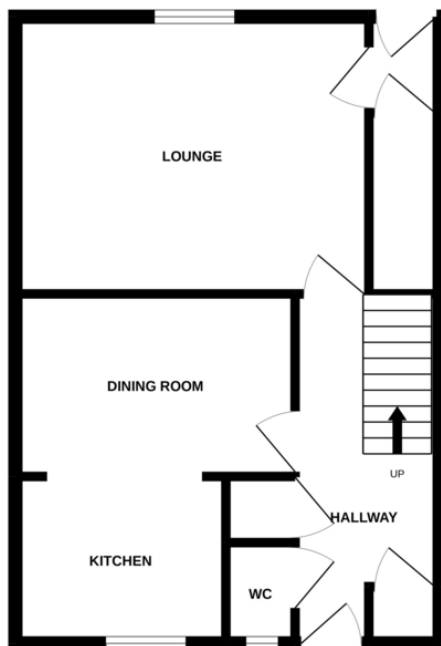
REAR GARDEN

Step out onto decking, lawned area with paved path and patio. Gated access to rear.

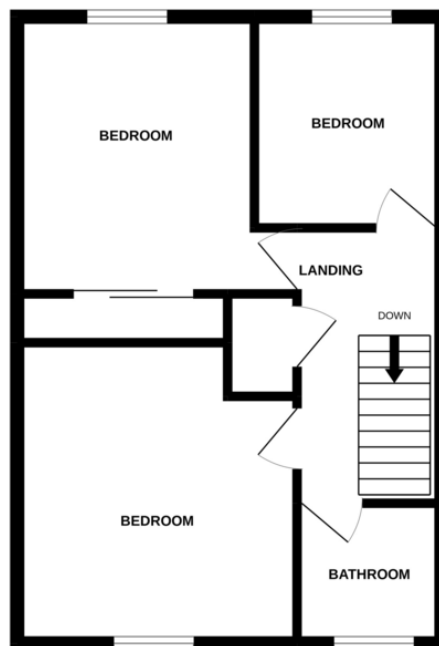
PARKING AVAILABLE ON A FIRST COME FIRST SERVE BASIS



GROUND FLOOR
42.0 sq.m. (452 sq.ft.) approx.



1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 83.9 sq.m. (903 sq.ft.) 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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	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