



**Kennedy  
& Foster**

Turtle Dove  
94 Hitchin Street  
Biggleswade  
SG18 8BL

**Guide Price £250,000 - £255,000**

- SHORT WALK TO TRAIN STATION & TOWN CENTRE
- TWO BEDROOM COTTAGE
- LOUNGE
- MODERN KITCHEN
- FIRST FLOOR BATHROOM
- GAS RADIATOR HEATING
- REAR GARDEN
- CHAIN FREE



Situated a short walk to the train station and town centre. This two bedroom terraced cottage comprises of a nicely presented lounge, modern kitchen, 2 bedrooms, first floor bedroom and rear garden. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **LOUNGE**

11' 07" x 11' 00" (3.53m x 3.35m) Coving to ceiling, radiator, dado rail, uPVC double glazed window to front, open fire place (STS) with tiled hearth and wood beam over. Door to:

#### **KITCHEN**

12' 00" x 8' 10" (3.66m x 2.69m) Modern kitchen wall, base and drawer units with work surface over, white single drainer sink unit with mixer tap, plinth heater, space for washing machine, fridge/freezer and cooker. Built in microwave, uPVC double glazed window to rear and uPVC double glazed door to rear, stairs to first floor landing, tiled floor.

#### **FIRST FLOOR LANDING**

Wood Panelling with dado rail over, loft hatch. Doors to:

#### **BEDROOM ONE**

11' 11" x 10' 11" (3.63m x 3.33m) uPVC double glazed window to front, radiator.

#### **BEDROOM TWO**

9' 08" x 8' 05" (2.95m x 2.57m) uPVC double glazed window to rear, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower over, vanity basin with drawers under, low level WC, uPVC double glazed frosted window to rear, radiator, storage cupboard housing gas boiler.

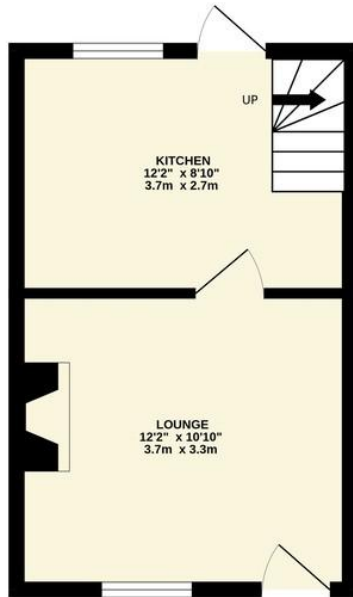
#### **REAR GARDEN**

Outside tap, artificial lawn, decking, shed, gated side access leading to front. (neighbour right of way)

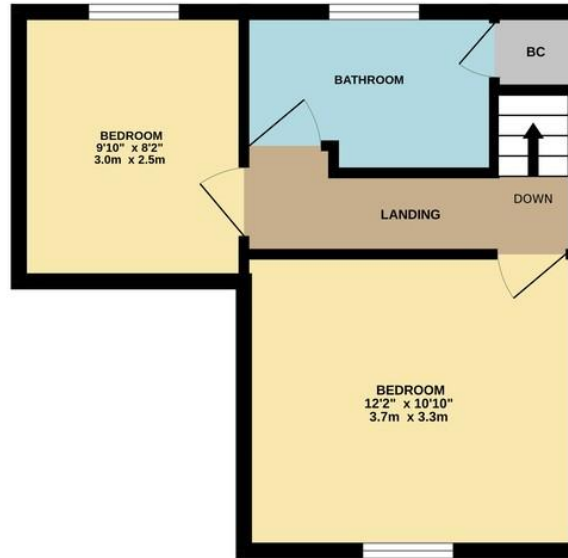




GROUND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 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

## TENURE

Freehold

## LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	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