



**Kennedy
& Foster**

55 Lawrence Road
Biggleswade
SG18 0LS
£260,000

- TWO BEDROOM TERRACED COTTAGE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION

- DOUBLE GLAZING AND GAS RADIATOR HEATING
- UPSTAIRS BATHROOM
- BRICK BUILT OUT BUILDING
- NO UPWARD CHAIN



A two bedroom extended terrace cottage located close to the town and station. Offered for sale with no upward chain. The property offers two reception rooms, kitchen/breakfast room, upstairs bathroom and benefits from gas radiator heating, double glazing and brick built outbuildings. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVD DOUBLE GLAZED FRONT DOOR INTO:

LOUNGE

10' 5" x 8' 0" to stairs 10' 10" max (3.18m x 2.44m) uPVC double glazed sash window to front aspect, wood laminate floor, stairs rising to first floor accommodation, wall mounted radiator. Glazed panel door to:

KITCHEN/BREAKFAST

10' 9" x 9' 6" (3.28m x 2.9m) Range of eye level and base units with work surfaces over, tiled splash back, space for washing machine, space for free standing fridge/freezer, space for oven with extractor over, tiled floor, wall mounted radiator, recess spotlights to ceiling, uPVC double glazed window and glazed panel door to:

RECEPITION ROOM/DINING ROOM

10' 7" x 10' 3" (3.23m x 3.12m) Twin frosted double glazed panels to side aspect, uPVC double glazed window and door to garden, wood laminate floor, wall mounted radiator, built in cupboard housing combi boiler.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE

10' 5" x 7' 7" (3.18m x 2.31m) uPVC double glazed sash window to front aspect, wall mounted radiator, two built in cupboards with hanging rails.

BEDROOM TWO

9' 8" x 5' 6" max(2.95m x 1.68m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

Frosted uPVC double glazed window to rear aspect, panelled bath with shower attachment, close coupled WC, pedestal mounted wash hand basin, tiled surround, wall mounted radiator.

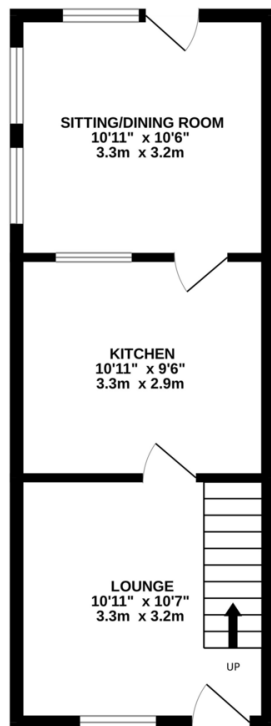
OUTSIDE

REAR GARDEN

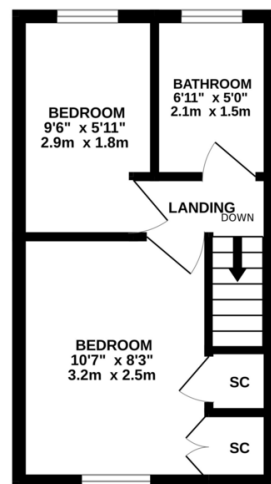
Paved and shingled area with raised lawn, gated access across for 53 with right of way access to 57, two brick built sheds for storage.



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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