



**Kennedy
& Foster**

8A Boddington Gardens

Biggleswade

SG18 0PJ

OIEO £330,000

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- ENCLOSED GARDEN
- DOUBLE GLAZING
- GAS RADIATOR HEATING
- GARAGE AND DRIVEWAY (POTENTIAL)
- WALKING DISTANCE TO LOCAL SHOP
- NO UPWARD CHAIN



Offered for sale with no upward chain. A detached bungalow, offering two double bedrooms and 15ft lounge with bay window and garden views. The property has the opportunity for the garage to be put back in use, as well as block paved drive with dropped kerb (currently not in use). Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY

Wood laminate floor, spotlights to ceiling, access to loft space, wall mounted radiator. Panelled doors to:

LOUNGE

15' 2" x 14' 9" into bay(4.62m x 4.5m) uPVC double glazed bay window to front aspect, wood laminate floor, two wall mounted radiators. Doorway to kitchen, uPVC double glazed doors to garden.

KITCHEN

14' 10" x 7' 7" (4.52m x 2.31m) uPVC double glazed window and door to garden. Range of eye level and base units with work surfaces over and tiled splash back, built in oven and electric hob with extractor over, wall mounted radiator, space for fridge/freezer and washing machine, wall mounted boiler, tiled floor, recess, spotlights to ceiling. Panelled door to hallway.

BEDROOM

10' 8" x 9' 6" (3.25m x 2.9m) uPVC double glazed window two aspects, wall mounted radiator.

BEDROOM

11' 9" max x 10' 0" max (3.58m x 3.05m) uPVC double glazed window to rear aspect, wall mounted radiator.

WETROOM

uPVC double glazed frosted window to rear aspect, close coupled WC, pedestal mounted wash hand basin, fitted cupboard, walk in shower with bi fold screen (for wheel chair use) tiled surround, wall mounted heated towel rail.

GARAGE AREA

15' 2" x 7' 9" (4.62m x 2.36m) Currently used as storage, uPVC double glazed frosted windows and door to front, power and light.

FRONT

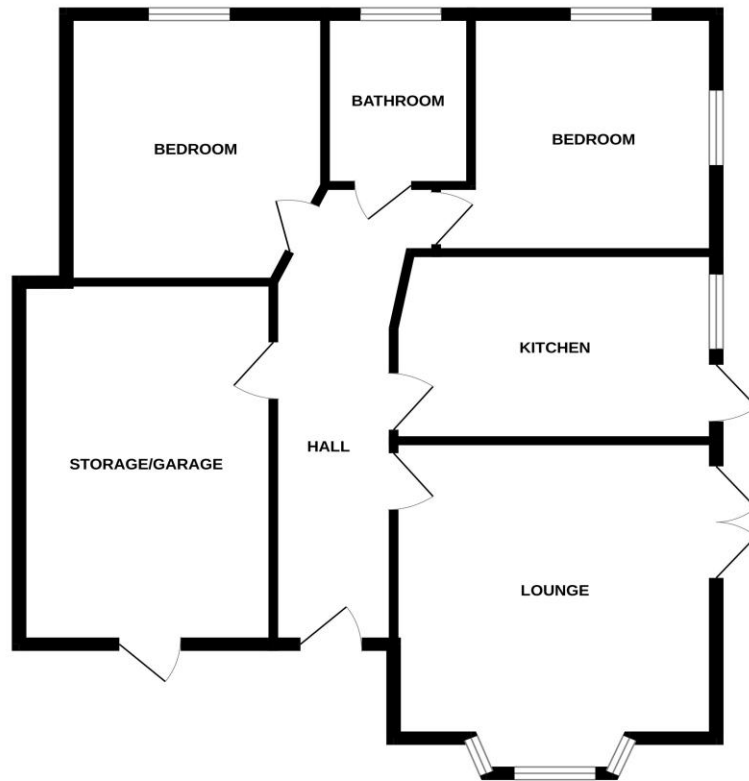
Block paved driveway (currently not in use) with dropped kerb in place, patio and shingled areas, enclosed by timber gate and low level brick wall. Gated access to:

REAR GARDEN

Paved patio, garden mainly faux lawn and enclosed by brick wall and timber panel fencing, gated access to front, hardstanding for two sheds, shingled border.



GROUND FLOOR



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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	88 B
55-68	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