



**Kennedy
& Foster**

74 The Baulk
Biggleswade
SG18 0PX
£285,000

- TWO BEDROOM CHARACTER PROPERTY
- CELLAR
- SHOWER ROOM
- DOUBLE GLAZING
- GAS RADIATOR CENTRAL HEATING
- LARGE OUTBUILDING
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE & TRAIN STATION



A well presented terrace cottage close to the station and town centre. Offering two bedrooms, cellar, shower room, enclosed rear garden and large outbuilding. Early viewing is advised to avoid disappointment.

FRONT DOOR INTO:

OPEN PORCH

Feature window. Opening to:

OPENPLAN LOUNGE/DINING ROOM

20' 03" x 11' 00" (6.17m x 3.35m) uPVC double glazed window to front aspect, coving to ceiling, radiator, stairs to first floor. Open fire place(STS), storage cupboard, stairs down to cellar.

KITCHEN

10' 2" x 6' 7" (3.1m x 2.01m) Wall, base and drawer units with work surface over, stainless steel single drainer sink unit, pan spray tap, space for fridge/freezer, dishwasher and washing machine. Built in oven, gas hob with extractor over, sky light, tiled floor. Bi folding door to:

REAR LOBBY

Tiled floor, radiator, uPVC double glazed window and door to rear. Door to:

SHOWER ROOM

Corner shower with rainwater shower over, wash hand basin, low level WC, heated towel rail, extractor fan, uPVC double glazed window to rear.

CELLAR

11' 7" x 11' 0" (headroom 6' 4") (3.53m x 3.35m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 00" x 11' 00" (3.35m x 3.35m) Varnish exposed floor boards, uPVC double glazed window to front.

BEDROOM TWO

8' 7" x 7' 8" (2.62m x 2.34m) uPVC double glazed window to rear, radiator, exposed floor boards. Built in wardrobe with hanging rail and wall mounted combi boiler.

OUTSIDE

FRONT GARDEN

Retained by dwarf brick wall, paved.

REAR GARDEN

Paved patio, shingle, shrub beds, gated side access with right of way for neighbouring property. (No. 76)

BARN

11' 01" x 7' 10" (3.38m x 2.39m) uPVC double glazed window, storage cupboard.





TOTAL FLOOR AREA : 704 sq.ft. (65.4 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		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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

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