



**Kennedy  
& Foster**

21 Tennyson Avenue

Biggleswade

SG18 8QD

**£280,000**

- TWO DOUBLE BEDROOMS
- TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- DOUBLE GLAZING
- ENCLOSED SOUTH FACING GARDEN
- TWO ALLOCATED PARKING SPACES
- CLOSE TO TOWN CENTRE & TRAIN STATION





A well presented two bedroom house, well located for the train station and town centre. This terrace home benefits from two double bedrooms, double glazing, an enclosed south facing garden and two allocated parking spaces. The property has been improved over recent years to offer a modern kitchen and bathroom. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **DOUBLE GLAZED FRONT DOOR INTO:**

##### **ENTRANCE HALL**

12' 3" x 5' 7" (3.73m x 1.7m) Wood laminate flooring, open plan stairs rising to first floor, wall mounted electric radiator, walk through to lounge/diner. Archway to:

##### **KITCHEN**

11' 11" x 5' 10" (3.63m x 1.78m) uPVC double glazed window (with fitted Venetian blinds) to front aspect. Range of fitted eye level and base units with work surfaces over, tiled splash back, stainless steel 1 1/2 bowl sink and drainer unit, fitted double oven with gas hob and stainless steel chimney style with extractor over, space for washing machine and fridge/freezer, wood laminate floor.

##### **LOUNGE/DINER**

12' 8" x 11' 10" (3.86m x 3.61m) uPVC double glazed French doors (with fitted Venetian blinds), wall mounted electric radiator, wood laminate floor.

##### **FIRST FLOOR LANDING**

Access to loft space. Doors to:

##### **BEDROOM**

9' 9" x 8' 11" (2.97m x 2.72m) uPVC double glazed window (with fitted Venetian blinds) to rear, fitted wardrobes to one wall, wall mounted electric Dimplex heater, dado rail.

##### **BEDROOM**

9' 3" x 8' 5" widening to 11' 10" (2.82m x 2.57m) Twin uPVC double glazed windows (with fitted Venetian blinds) to front aspect, wall mounted Dimplex heater, built in cupboard housing hot water cylinder and radiator with shelves.

##### **BATHROOM**

Panelled P shape bath with electric shower and screen, closed coupled WC, vanity unit with wash hand basin and built in cupboards under, tiled splash back, wood laminate floor, wall mounted electric Dimplex heater.

### **OUTSIDE REAR**

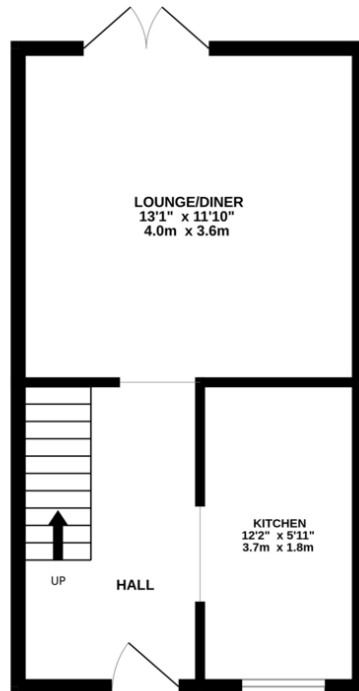
Timber decking area with garden mainly laid to lawn, paved path to rear gate, timber shed, enclosed by timber panel fencing.

### **FRONT**

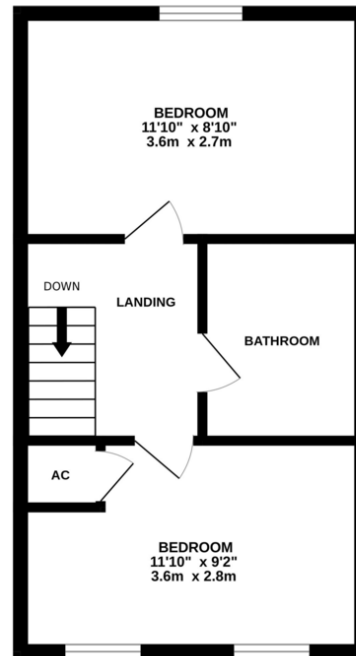
Shingled garden with paved path, enclosed by timber picket fencing with gate. Allocated parking for two vehicles.



GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 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 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	57 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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.