



**Kennedy
& Foster**

9 Dickens Court
Biggleswade
SG18 8QE
£300,000

- WELL PRESENTED TWO DOUBLE BEDROOM HOME
- ENTRANCE HALL
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- GARDENS
- PARKING FOR 2/3 CARS
- WALKING DISTANCE TOWN CENTRE AND TRAIN STATION



Very conveniently situated within walking distance of the town centre and train station, this two double bedroom well presented property must be viewed internally to appreciate this lovely home. The property has generous hall leading to kitchen and lounge with patio doors onto the fully enclosed rear garden. To the first floor are the 2 double bedrooms and bathroom. To compliment this lovely home is the parking for 2/3 cars. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator. Stairs to first floor with recess under. Cupboard housing consumer unit and meter. Opening to Lounge and sliding door to:

KITCHEN

11' 06" x 5' 11" (3.51m x 1.8m) Wall base and drawer units with work surfaces over. White sink with pan spray tap over, space for dishwasher, fridge/freezer, washing machine and cooker. Extractor hood. uPVC double glazed window to front.

LOUNGE

13' 1" x 11' 09" (3.99m x 3.58m) Radiator. uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Access to partially boarded loft with ladder and light. Doors to:

BEDROOM ONE

11' 10" x 8' 10" (3.61m x 2.69m) Radiator. uPVC double glazed window to rear. Fitted wardrobes and drawers along one wall.

BEDROOM TWO

11' 09" max x 9' 2" (3.58m x 2.79m) Radiator. Two uPVC double glazed windows to front. Built in double cupboard with hanging rail. Panelling to one wall.

BATHROOM

Bath with shower over and fully tiled walls surrounding. WC. Vanity basin with cupboard under. Heated towel rail. Extractor fan. Tiled floor.

OUTSIDE

ALLOCATED PARKING SPACE TO FRONT AND TWO SPACES TO REAR

FRONT GARDEN

Shingled and shrubs. Pathway leading to front door.

REAR GARDEN

Fully enclosed and paved garden with shed and gated rear access, outside tap.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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. 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.