



**Kennedy
& Foster**

33 Devon Drive
Biggleswade
SG18 0FJ
£275,000

- THREE BEDROOM TOWN HOME
- SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING AND GAS RADIATOR HEATING

- SOUGHT AFTER MAYTHORNES DEVELOPMENT
- ALLOCATED PARKING
- NO UPWARD CHAIN
- OFFERED AT 30% LESS THAN MARKET VALUE - AFFORDABLE SCHEME



Offered for sale with no upward chain, this three bedroom semi detached home is well presented throughout. The property benefits from well proportioned accommodation over three floors, LVT flooring, allocated parking and an enclosed rear garden. This property is being sold under 'the 30% less than market value affordable scheme.

DOUBLE GLAZED FRONT DOOR

HALLWAY

Stairs rising to first floor accommodation, wall mounted radiator, LVT flooring. Panelled doors to:

CLOAKROOM

uPVC double glazed frosted window to side aspect, close coupled WC, wall mounted wash hand basin with cupboard under, tiled splash back, tiled floor, heated towel rail.

KITCHEN

11' 5" x 5' 6" (3.48m x 1.68m) uPVC double glazed window to front aspect. Range of eye level and base units with work surface over, tiled splash back, space for dishwasher, washing machine and fridge/freezer. Built in oven and gas hob with chimney style extractor over, stainless steel sink and drainer unit.

LOUNGE

15' 8" x 13' 1" (4.78m x 3.99m) uPVC double glazed French doors to garden, twin wall mounted radiators, LVT flooring, built in cupboard.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, stairs to first floor accommodation. Panelled doors to:

BEDROOM TWO

13' 1" x 8' 4" (3.99m x 2.54m) Twin uPVC double glazed window to rear aspect, fitted double wardrobes, wall mounted radiator.

BEDROOM THREE

13' 0" x 6' 9" widening to 8' 10" (3.96m x 2.06m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

Panelled shower bath with shower and screen, close coupled WC, pedestal mounted wash hand basin, tiled splash back, tiled floor, wall mounted radiator, built in cupboard housing hot water cylinder and linen shelving.

SECOND FLOOR LANDING

Panelled door to:

BEDROOM ONE

15' 10" x 8' 11" (4.83m x 2.72m) uPVC double glazed window to front aspect, double glazed Velux window to rear, twin wall mounted radiators. Access to loft space.

OUTSIDE

REAR GARDEN

Paved garden enclosed by brick wall and timber panel fencing. Space for shed, gated access leading to allocated parking.

PARKING: ALLOCATED PARKING FOR 2 CARS

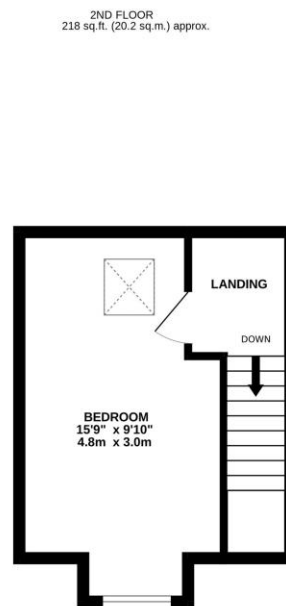
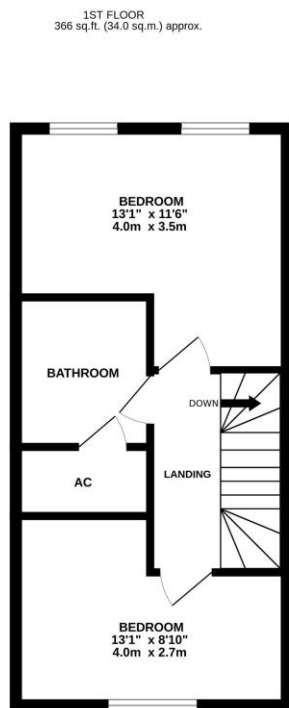
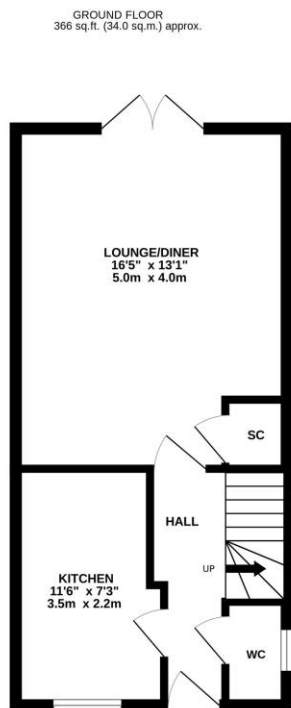
FRONT

Shingle and slate garden with path to front door.

AGENT NOTES

Current Development Charges - £110.24 every 6 months





TOTAL FLOOR AREA: 950 sq.ft. (88.3 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		83 B
69-80	C	79 C	
55-68	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