



**Kennedy
& Foster**

15 Buttermere Path

Biggleswade

SG18 8QL

£260,000

- TWO BEDROOMS
- CLUSTER STYLE HOME
- WELL PRESENTED THROUGHOUT
- REFITTED BATHROOM

- DOUBLE GLAZED AND GAS RADIATOR HEATING
- ENCLOSED FRONT GARDEN
- ALLOCATED PARKING FOR TWO CARS
- WELL LOCATED FOR THE STATION



A well presented two bedroom cluster style home offered for sale in beautiful condition throughout. The property benefits from double glazing, gas radiator heating, a refitted bathroom, enclosed front garden and is ideally positioned for the station. An early viewing is advised by Kennedy & Foster the Sole Agent to avoid disappointment.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY

LVT floor, spotlights to ceiling, built in cupboard housing wall mounted combi boiler, built in cupboard. Panelled doors to:

KITCHEN

11' 8" x 6' 6" (3.56m x 1.98m) uPVC double glazed window to front aspect. Range of fitted eye level and base units with work surface over, tiled splash back, built in double oven and Neff electric hob with chimney style extractor over. 1 1/2 bowl sink and drainer unit, space for washing machine and fridge/freezer, LVT floor, spotlights to ceiling, wall mounted radiator.

LOUNGE

11' 9" excluding bay x 12' 8" (3.58m x 3.86m) uPVC double glazed window to front aspect, wall mounted radiator, spotlights to ceiling, stairs rising to first floor accommodation.

FIRST FLOOR LANDING

Panelled doors to:

BEDROOM

11' 9" x 8' 5" excluding door recess) (3.58m x 2.57m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM

11' 8" x 6' 6" (3.56m x 1.98m) uPVC double glazed box bay window to front aspect, wall mounted radiator, access to loft space.

BATHROOM

Refitted suite comprising panelled bath with rainfall shower and hand held attachment, close coupled WC, wash hand basin with cupboard under, spotlights to ceiling. uPVC double glazed frosted window to front aspect, tiled surround, wood laminate floor, heated towel rail.

OUTSIDE

ENCLOSED FRONT GARDEN

Mainly laid to patio with gated access.

ALLOCATED PARKING FOR TWO VEHICLES.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

%epcGraph_c_1_239%

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. 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.