



**Kennedy
& Foster**

27 Kayser Court
Biggleswade
SG18 8BG

Guide Price £350,000 - £360,000

- THREE BEDROOMS
- KITCHEN/DINER
- CLOAKROOM
- DOUBLE GLAZING AND GAS RADIATOR HEATING
- REFITTED SHOWER ROOM
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- CLOSE TO TOWN, SHOPS AND STATION



This well presented three bedroom semi detached family home is well located for the train station, shops and town. The property benefits from a cloakroom, kitchen/diner to rear, refitted shower room, garage and driveway. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

HALLWAY

Stairs rising to first floor accommodation, wall mounted radiator, wood laminate floor. Panelled doors to:

UPVC DOUBLE GLAZED FRONT DOOR INTO:

CLOAKROOM

Frosted uPVC double glazed leaded light window to front aspect, close coupled WC, wall mounted wash hand basin with tiled splash back, wall mounted radiator.



LOUNGE

12' 2" x 11' 11" (3.71m x 3.63m) uPVC double glazed leaded light window to front aspect, wall mounted radiator, wood laminate floor, built in cupboard, coving to textured ceiling, modern electric fire with surround and hearth. Panelled door to:

KITCHEN

14' 5" x 10' 6" (4.39m x 3.2m) uPVC double glazed window and uPVC double glazed French doors to rear. Range of fitted eye level and base units with work surface over, stainless steel sink and drainer unit, tiled splash back, built in oven with electric hob and extractor over. Space for fridge/freezer and washing machine, wood laminate floor, wall mounted radiator, wall mounted boiler.



FIRST FLOOR LANDING

Access to loft space, built in cupboard housing hot water cylinder. Panelled doors to:

BEDROOM ONE

10' 6" (to wardrobes) x 8' 2" (3.2m x 2.49m) uPVC double glazed leaded light window to front aspect, wall mounted radiator, fitted wardrobe.

BEDROOM TWO

10' 8" x 8' 2" (3.25m x 2.49m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM THREE

6' 8" (9' 5") x 6' 1" (2.03m x 1.85m) uPVC double glazed leaded light window to front aspect, wall mounted radiator, built in cupboard (Over stairs)

REFITTED SHOWER ROOM

uPVC double glazed frosted window to rear aspect, walk in shower unit with rainfall shower and hand held attachment, close coupled WC, wall mounted wash hand basin with drawers under, tiled surround, tiled floor, spotlights to ceiling.

REAR GARDEN

Paved patio across rear and extending behind garage. Garden mainly laid to lawn with shrubs, plants and tree borders, enclosed by timber panel fencing, outside tap, courtesy door to garage.

FRONT

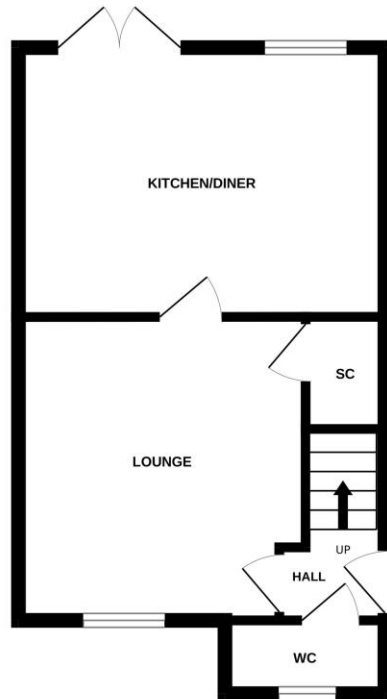
Slate shingled garden.

GARAGE

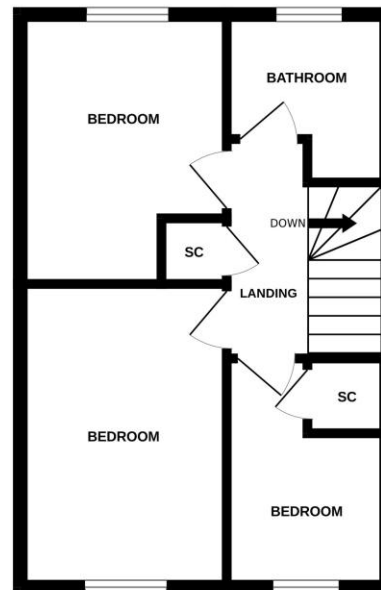
Roller door, power and light, parking on driveway for one car.



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.