



**Kennedy  
& Foster**

80 Sun Street  
Biggleswade  
SG18 0BZ

**Guide Price £390,000 - £400,000**

- COMPLETELY REFURBISHED AND BEAUTIFULLY PRESENTED
- OFF STREET PARKING
- APPROXIMATELY 140FT REAR GARDEN
- TWO RECEPTION ROOMS

- NEWLY FITTED HOWDEN KITCHEN
- DOWNSTAIRS UTILITY/CLOAKROOM
- THREE BEDROOMS
- NEWLY FITTED BATHROOM



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A HOME TO BE PROUD TO OWN. Completely refurbished and beautifully maintained, this three bedroom cottage is located within walking distance of the train station and town centre. To compliment this gorgeous home is off street parking, a 140ft (approx) rear garden and being offered chain free. Contact Kennedy & Foster to arrange an immediate viewing to avoid disappointment.

#### COMPOSITE FRONT DOOR INTO:

#### LOUNGE

14' 00" x 11' 04" (4.27m x 3.45m) uPVC double glazed sash window to front, double radiator. Door to:

#### DINING ROOM

12' 10" x 11' 01" (3.91m x 3.38m) Fireplace (STS), radiator, uPVC double glazed window to rear, stairs to first floor landing, understairs storage cupboard. Opening to:

#### KITCHEN

11' 03" x 7' 04" (3.43m x 2.24m) Range of shaker style wall, base and drawer units with quartz Calcutta gold worktops over and full height splash back to hob wall. Integrated fridge/freezer and space for dishwasher. Built in double oven, hob and extractor over, butler sink with mixer tap, uPVC double glazed window and uPVC double glazed door to outside, vertical radiator. Door to:

#### CLOAKROOM/UTILITY

Close coupled WC, vanity basin with mixer tap and cupboard under, quartz Calcutta gold worktop with cupboard under with space for washing machine, wall mounted gas combi boiler, vertical radiator, uPVC double glazed frosted window to rear.

#### FIRST FLOOR LANDING

Loft hatch, radiator. Doors to:

#### BEDROOM ONE

10' 03" x 9' 1" (3.12m x 2.77m) Radiator, uPVC double glazed window to rear, built in wardrobe with hanging rail and shelf.

### **BEDROOM TWO**

8' 04" x 7' 8" (2.54m x 2.34m) uPVC double glazed sash window to front, radiator.

### **BEDROOM THREE**

11' 04" x 6' 00" (3.45m x 1.83m) uPVC double glazed sash window to front, radiator.

### **NEWLY FITTED BATHROOM**

6' 10" x 4' 11" (2.08m x 1.5m) Panelled bath with mixer tap, rainwater shower and hand held shower over. Wash basin with cupboard under, close coupled WC, tiled floor, heated towel rail, extractor fan.

### **OUTSIDE**

#### **FRONT**

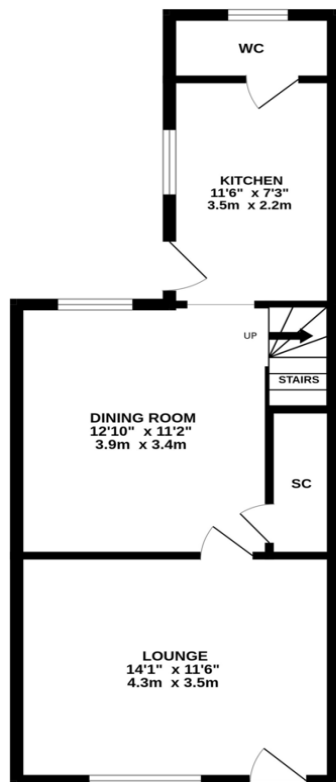
Shingled off street parking and shingled pathway to front door.

#### **REAR GARDEN**

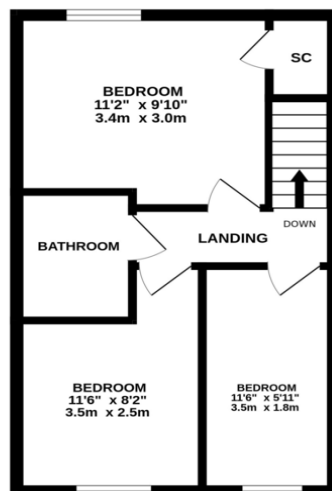
Approx 140 ft, paved patio, mainly laid to lawn, outside tap, electric point, gated rear access and side pedestrian access over neighbouring property.



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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             |         | 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.