



**Kennedy
& Foster**

6 Derwent Avenue
Biggleswade
SG18 8LY
£325,000

- TWO BEDROOMS
- SEMI DETACHED HOME
- WELL PRESENTED THROUGHOUT
- REFITTED KITCHEN/DINER
- CONSERVATORY
- GOOD ACCESS TO TOWN AND STATION
- BLOCK PAVED DRIVEWAY
- NO UPWARD CHAIN



A well presented two bedroom semi detached home, well located for local shops, train station and the town centre. Offered for sale with NO UPWARD CHAIN, this extended property offers a refitted kitchen/diner, conservatory, west facing garden and driveway. Contact the Sole Agents Kennedy & Foster to arrange your viewing.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO PORCH

GLAZED PANEL DOOR INTO:

LOUNGE

13' 3" x 12' 5" 9' 6" to stairs (4.04m x 3.78m) uPVC double glazed window to front aspect, wall mounted radiator. Archway to:

KITCHEN/DINER

12' 6" x 9' 1" (3.81m x 2.77m) uPVC double glazed window to rear aspect. Range of fitted eye level and base units with work surface over, panelled splash back, wall mounted radiator, stainless steel sink and drainer unit, built in oven at eye level, gas hob with extractor over, integrated fridge and washing machine, spotlights to ceiling, wood laminate floor. Double glazed sliding doors to:

CONSERVATORY

10' 10" x 7' 4" (3.3m x 2.24m) uPVC double glazed windows to three aspects, tiled floor.

FIRST FLOOR LANDING

uPVC double glazed panel to side aspect, built in cupboard housing combi boiler and linen shelving, access to loft hatch. Panelled doors to:

BEDROOM

10' 9" x 10' 8" (3.28m x 3.25m) uPVC double glazed window and panel to front aspect, wall mounted radiator, fitted wardrobes to two walls.

BEDROOM

9' 11" x 6' 4" (3.02m x 1.93m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

Frosted uPVC double glazed window to rear aspect, panelled bath with electric shower and screen, vanity unit incorporating wash hand basin and WC. Tiled surround, wall mounted heated towel rail, tiled floor.

OUTSIDE REAR

Enclosed garden, mainly laid to lawn with patio to two aspects, timber shed, shrub and plant border, gated access to driveway.

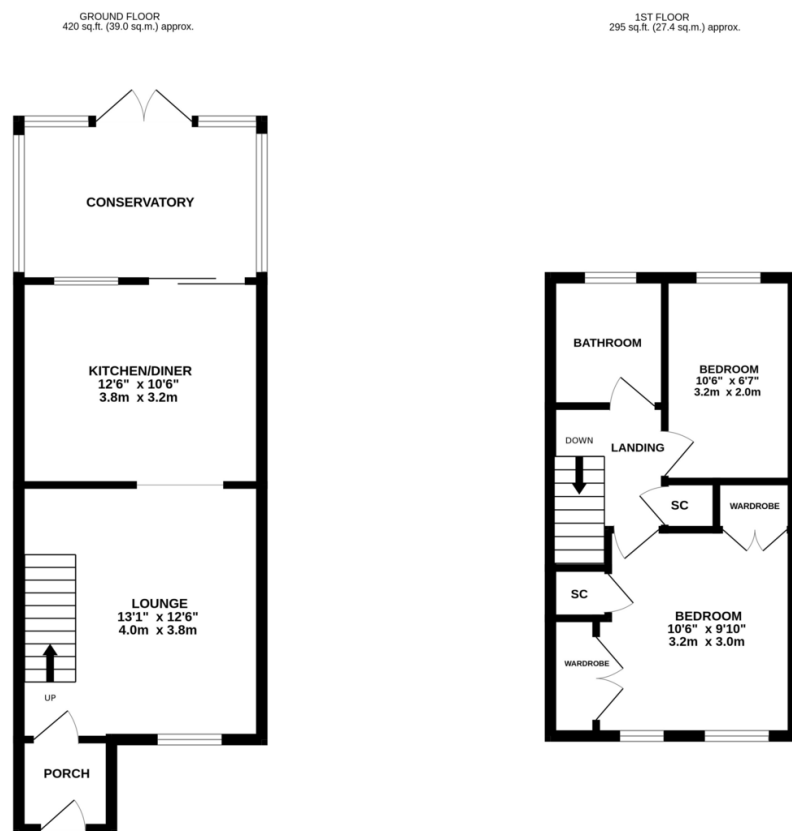
FRONT

Shingled garden with block paved area to front door.

DRIVEWAY

Block paved driveway.





TOTAL FLOOR AREA: 715 sq.ft. (66.4 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		
69-80	C	69 C	78 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.