



**Kennedy
& Foster**

6 Auckland Road
Biggleswade
SG18 0DR
£400,000

- WITHIN WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
- WELL PRESENTED THREE DOUBLE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- DOWNSTAIRS BATHROOM
- UPSTAIRS CLOAKROOM
- GENEROUS SIZED GARDEN
- OFF ROAD PARKING



This well presented 3 double bedroom semi-detached property is conveniently located within easy reach of the town centre and train station. The property boasts great parking to the front, a generous rear garden and accommodation comprising of: Entrance porch, entrance hall, lounge, dining room, kitchen, good size downstairs bathroom, upstairs cloakroom and 3 double bedrooms. A viewing of this character property comes highly recommended by us the sole agents.

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE PORCH

uPVC double glazed window to front, cloak hooks.
Door to:

ENTRANCE HALL

Two under stairs storage cupboard, exposed floor boards, stairs to first floor, radiator.

DINING ROOM

10' 11" x 10' 05" (3.33m x 3.18m) uPVC double glazed French doors to rear garden, exposed floor boards.

LOUNGE

15' 00" x 11' 00" (4.57m x 3.35m) Shelved cupboard and shelving, radiator, two uPVC double glazed window to front, coved ceiling. Door to:

KITCHEN

11' 00" x 6' 05" (3.35m x 1.96m) Wall and base handleless units with work surface over, integrated washing machine and dishwasher, space for fridge/freezer, stainless steel sink single drainer unit with mixer tap. Built in double oven, ceramic hob and extractor over, tiled floor, uPVC double glazed window to rear.

REAR LOBBY

Radiator, frosted uPVC double glazed door to rear garden. Stripped door to:

BATHROOM

Panelled bath with waterfall tap, rainwater shower and hand held attachment, close coupled WC and built in cupboard, heated towel rail. Vanity basin and cupboard to side and under, cupboard housing boiler and shelves. Dual aspect uPVC double glazed windows, mirror with light, tiled floor, extractor fan.

FIRST FLOOR LANDING

uPVC double glazed window to front, loft hatch.
Original doors to:

BEDROOM ONE

15' 00" x 11' 01" (4.57m x 3.38m) Two uPVC double glazed windows to front, double radiator, exposed floor boards, coving to ceiling.

BEDROOM TWO

12' 00" x 10' 11" (3.66m x 3.33m) Double radiator, coving to ceiling, uPVC double glazed window to rear.

BEDROOM THREE

10' 11" x 10' 11" (3.33m x 3.33m) Access to loft partially boarded, ladder and light, coving to ceiling, double radiator, uPVC double glazed window to rear.

CLOAKROOM

Low level WC, wash hand basin, radiator, panelling to half height, frosted uPVC double glazed window to rear.

OUTSIDE

FRONT

Shingled and hardstanding areas providing parking for approx four cars, side access to:

REAR GARDEN

Paved patio, shingled pathway to rear, shrubs, greenhouse, pergola, shed with power, outside tap, palm tree, laid to lawn.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.