



**Kennedy
& Foster**

15 Elm Road
Biggleswade
SG18 8JJ

Guide Price £360,000

- THREE BEDROOM SEMI
- CLOAKROOM
- 18'3 LOUNGE
- KITCHEN/DINER
- SOUGHT AFTER MEAD END AREA
- OFF ROAD PARKING
- SOUTH EAST FACING GARDEN
- CLOSE TO TOWN AND TRAIN STATION



A three bedroom semi detached home offered for sale with no upward chain. Well located for local shops, schools, train station and town centre, this property also benefits from south east facing garden and off road parking. Contact us to arrange your viewing.

GLAZED WOODEN FRONT DOOR INTO:

ENTRANCE HALL

Wood laminate floor, stairs rising to first floor with built in cupboard under, uPVC double glazed window to front aspect, dado rail, wall mounted radiator. Panelled doors to:

LOUNGE

18' 3" x 12' 0" (8' 10") (5.56m x 3.66m) uPVC double glazed windows to front and rear aspects, coal effect gas fire with tiled surround and hearth, coving to ceiling, wood laminate floor, wall mounted radiator.

KITCHEN/DINER

11' 7" x 10' 1" (3.53m x 3.07m) uPVC double glazed window to rear aspect, glazed panel door to garden. Range of eye level and base units with wood effect work surface over and tiled splash back. Built in oven and gas hob with extractor over, space for washing machine and slimline dishwasher, space for freestanding fridge/freezer. Tiled floor, wall mounted radiator. Panelling to dado, coving to ceiling, built in cupboard with shelves.

CLOAKROOM (AT HALF STAIR)

Frosted uPVC double glazed window to side aspect, close coupled WC, corner wall mounted wash hand basin with tiled splash back, tiled floor.

FIRST FLOOR LANDING

uPVC double glazed window to front aspect, access to loft space, dado rail, built in cupboard housing Gloworm combi boiler. Panelled doors to:

BEDROOM

12' 2" x 10' 1" excluding door recess (3.71m x 3.07m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor, coving to ceiling. Built in double cupboard with hanging rail and shelves.

BEDROOM

11' 9" x 10' 1" (3.58m x 3.07m) uPVC double glazed window to rear aspect, wall mounted radiator, recess chimney space, wood laminate floor, built in cupboard, coving to ceiling.

BEDROOM

9' 1" x 7' 11" (2.77m x 2.41m) uPVC double glazed window to front aspect, coving to ceiling, wall mounted radiator, wood laminate floor.

BATHROOM

Frosted uPVC double glazed window to side aspect. Panelled bath with electric shower and bi fold screen, pedestal mounted wash hand basin, close coupled WC, wall mounted radiator, tiled surround, tiled floor, coving to ceiling.

OUTSIDE REAR

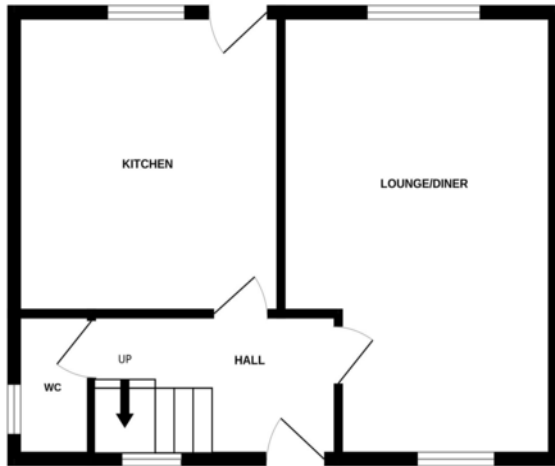
Paved patio with garden mainly laid to lawn. A variety of tree and shrub borders, enclosed by panel timber fencing, brick built shed, gated access to front.

FRONT

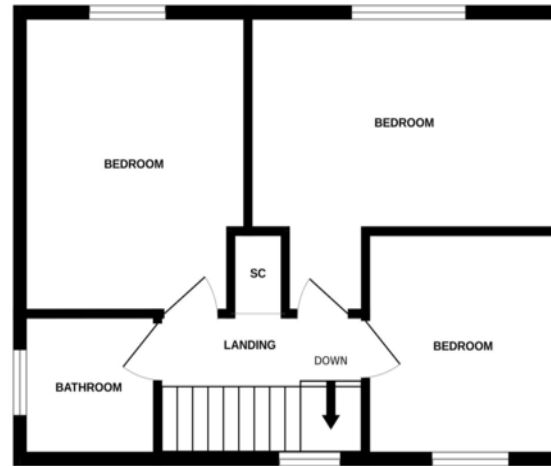
Block paved driveway providing off road parking for two vehicles, shingled area with shrubs and plants, shared side access with gated access to garden.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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		83 B
69-80	C	69 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.