



**Kennedy
& Foster**

92 Sun Street
Biggleswade
SG18 0BZ
£315,000

- LARGE MATURE SOUTH-WEST FACING GARDEN
- OFF ROAD PARKING FOR ONE
- END TERRACED COTTAGE
- CHARACTER FEATURES

- OPEN FIREPLACE & LOG BURNER
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- CONVENIENTLY LOCATED TO TOWN CENTRE & TRAIN STATION



Conveniently located for the town centre and train station, this fabulous three bedroom end of terrace cottage with an amazing South-West facing garden to the rear including summer house and parking for 1 to the front. The property benefits from having 2 reception rooms, kitchen, bathroom and three bedrooms. A viewing comes highly recommended to appreciate the many character features including fireplaces, exposed floorboards and sash windows. Contact Kennedy & Foster The Sole Agents for further details.

FRONT DOOR INTO: LOUNGE

14' 02" x 11' 04" (4.32m x 3.45m) Open fireplace with cast iron surround and decorative tiling. Sash window to front. Exposed floorboards. Coving to ceiling. Double radiator. Door to:

DINING ROOM

12' 10" x 11' 03" (3.91m x 3.43m) Sash window to rear. Exposed floorboards. Fireplace with multi fuel burner. Coving to ceiling. Storage cupboard. Door to stairs leading to first floor. Double radiator. Door to:

KITCHEN

8' 06" x 7' 05" (2.59m x 2.26m) Wall, base and drawer units with wooden work surfaces over. Space for dishwasher. Space for fridge. Tiled floor. Butler sink with mixer tap. Built in oven, stainless steel gas hob & extractor hood over. Window to side. Door to:

BATHROOM

Panelled bath with mixer tap, hand held shower attachment & shower over bath. Low level w.c. Pedestal basin. Radiator. Frosted window to dual aspect. Tiled floor.

FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE

12' 11 max" x 11' 04" (3.94m x 3.45m) Feature fireplace. Radiator. Sash window to rear. Exposed floor boards. Storage cupboard housing gas boiler and plumbing for washing machine.

BEDROOM TWO

11' 04" x 7' 10" (3.45m x 2.39m) Sash window to front. Radiator.

BEDROOM THREE

11' 04" x 6' 00" (3.45m x 1.83m) Sash window to front. Coving to ceiling. Radiator.

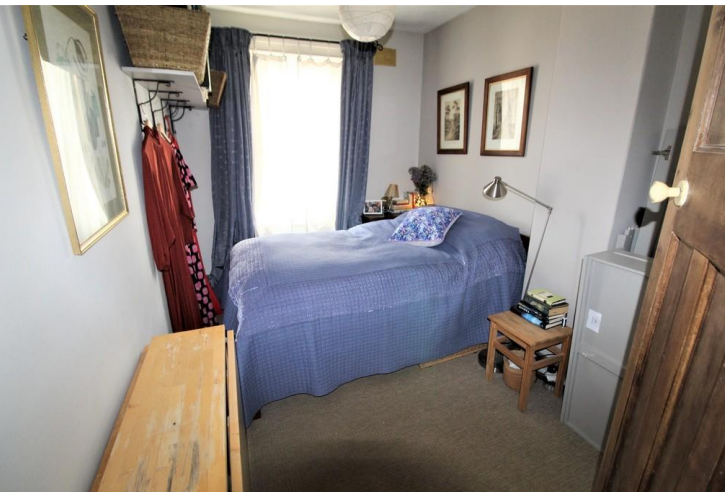
OUTSIDE

FRONT

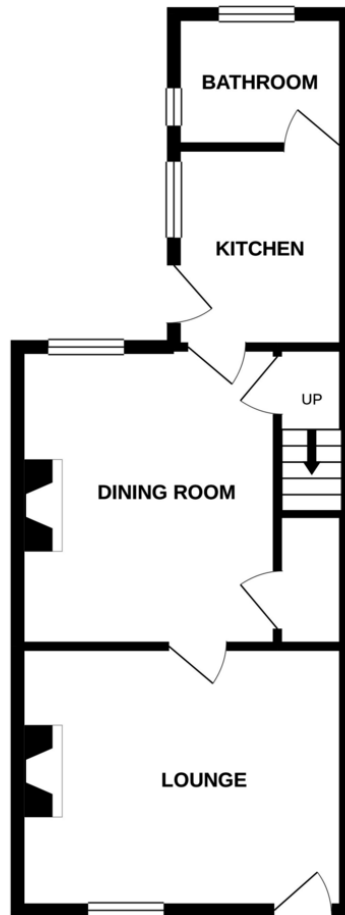
Shingled parking to front. Pathway leading to front door. Flower bed alongside wall. Gated side shared access to:

LARGE REAR GARDEN

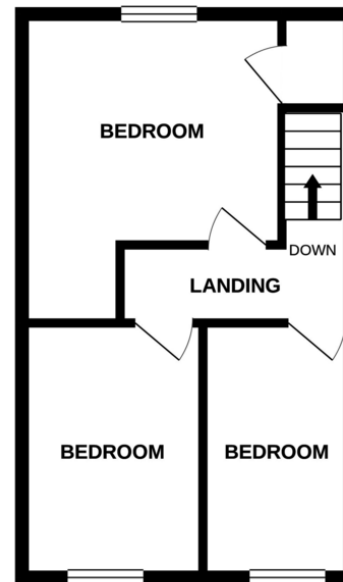
Approx. 135ft South-West facing rear garden, comprising established cottage and kitchen gardens, wildlife pond and laid to lawn area, extensive mature and young trees, shrubs and perennials. Paved patio. Outside tap. Log store. Gated rear access. SUMMER HOUSE 11'08" 11'07" ideal for many uses.



GROUND FLOOR
41.0 sq.m. (442 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (347 sq.ft.) approx.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.