



**Kennedy
& Foster**

161 Hitchin Street
Biggleswade
SG18 8BP

- CHARACTER SEMI DETACHED
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO TRAIN STATION & TOWN CENTRE
- CELLAR

- DINING ROOM
- CLOAKROOM & FAMILY BATHROOM
- PARKING TO REAR
- CHAIN FREE

Guide Price £400,000 - £410,000



GUIDE PRICE £400,000 TO £410,000 This semi detached character older style semi detached property is conveniently located within walking distance of town centre and train station. The property has the benefit of 2 allocated parking spaces to rear of property, downstairs cloakroom, cellar, 2 reception rooms kitchen 3 doubled bedrooms and family bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing of this chain free property.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor, exposed wood flooring. Doors to:

LOUNGE

13' 00" x 12' 07" (3.96m x 3.84m) Feature fireplace, radiator, uPVC double glazed sash windows to front.

DINING ROOM

16' 00" x 11' 10" (4.88m x 3.61m) Exposed flooring, dual aspect uPVC double glazed windows, radiator, under stairs storage cupboard, door to cellar. Opening to:

KITCHEN

9' 11" x 9' 05" (3.02m x 2.87m) Wall, base and drawer units with work surfaces over, space for cooker, washing machine and dishwasher. Stainless steel single drainer sink unit with mixer tap, dual aspect uPVC double glazed windows to rear.

CLOAKROOM

Low level W.C, wash hand basin, heated towel rail.

CELLAR

FIRST FLOOR LANDING

Access to loft. Doors to:

BEDROOM ONE

12' 06" x 11' 10" (3.81m x 3.61m) Exposed flooring, dual aspect uPVC double glazed sash windows, radiator.

BEDROOM TWO

11' 03" x 8' 10" (3.43m x 2.69m) uPVC double glazed sash window to front, exposed flooring.

BEDROOM THREE

10' 03" x 9' 05" (3.12m x 2.87m) uPVC double glazed window to side, radiator.

BATHROOM

Bath with shower over, low level W.C, pedestal basin, heated towel rail, uPVC double glazed sash window to side, cupboard housing boiler.

OUTSIDE

FRONT

Enclosed front garden, gated access to:

REAR GARDEN

Laid to lawn, trees, shed, gated access to front and rear. Leading to:

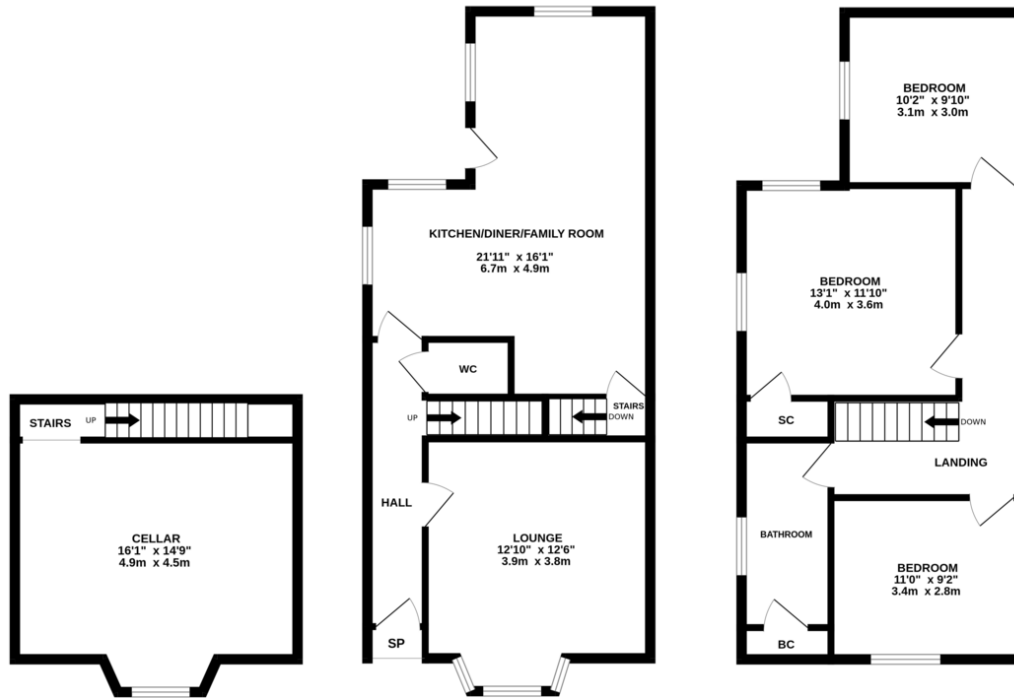
TWO ALLOCATED PARKING SPACES



CELLAR
248 sq.ft. (23.0 sq.m.) approx.

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 67 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. 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