



**Kennedy  
& Foster**

15 Southview  
Biggleswade  
SG18 8BZ  
**£365,000**

- CONVENIENTLY LOCATED FOR TRAIN STATION
- SEMI-DETACHED
- 3 BEDROOMS
- KITCHEN/DINING ROOM

- CONSERVATORY
- DRIVEWAY
- GENEROUS GARDEN
- CHAIN FREE



Conveniently located for town centre and train station this 1930's style semi-detached property that is being offered chain free. This lovely home has the benefit of a driveway next to the property, generous rear garden, lounge, kitchen/dining room and conservatory, 3 bedrooms an bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### **FRONT DOOR INTO**

#### **ENTRANCE HALL**

Radiator. Coving to ceiling. Stairs to first floor landing. Doors to:

#### **LOUNGE**

11' 04" x 10' 08" (3.45m x 3.25m) Feature fireplace. Coving to ceiling. Radiator. Double glazed window to front.

#### **KITCHEN/DINING ROOM**

15' 04" x 13' 05" (4.67m x 4.09m) Wall, base and drawer units with work surfaces over. Range style cooker. Integrated fridge/freezer, dish washer and washer dryer. Cupboard housing boiler. Stainless steel single drainer sink nit with mixer tap. Double glazed window to rear. Shelved cupboard. Double glazed French doors to conservatory.

#### **CONSERVATORY**

9' 11" x 7' 04" (3.02m x 2.24m) French doors to rear garden.

#### **FIRST FLOOR LANDING**

Access to loft. Coving to ceiling. Doors to:

#### **BEDROOM ONE**

15' 05" x 10' 08" (4.7m x 3.25m) Two double glazed windows to front. Radiator. Coving to ceiling.

#### **BEDROOM TWO**

10' 02" x 9' 11" (3.1m x 3.02m) Coving to ceiling. Radiator. Double glazed windows to rear.

#### **BEDROOM THREE/STUDY**

6' 06" x 5' 11" (1.98m x 1.8m) Radiator. Double glazed window to side. Coving to ceiling.

#### **BATHROOM**

9' 10" x 5' 00" (3m x 1.52m) Bath with shower over. Pedestal basin. Low level w.c. Radiator. Frosted double glazed window to rear.

## OUTSIDE

### FRONT GARDEN

DRIVEWAY TO SIDE OF PROPERTY

Barked beds. Dwarf brick wall. Gated access to rear.

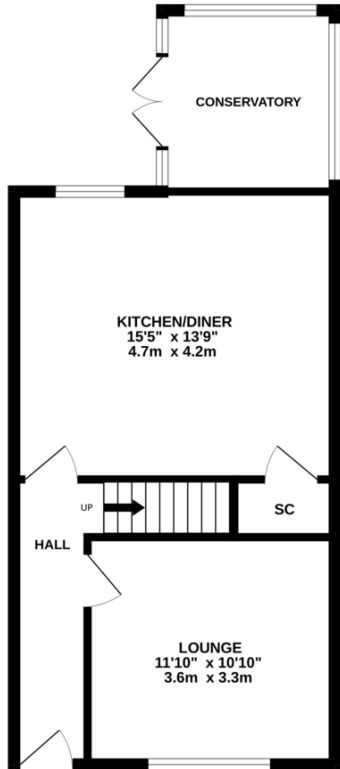
### REAR GARDEN

Paved patio. Lawn. Shrubs. Tree. Outside tap.

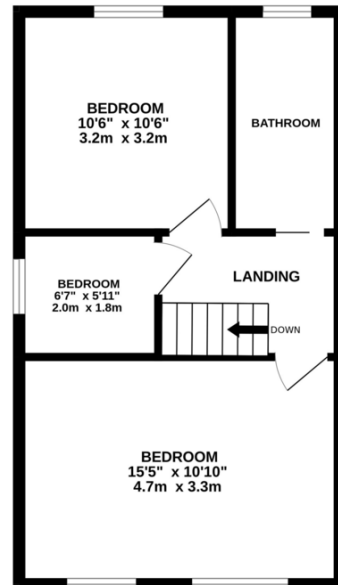
Wooden outbuilding 16'04 x 7'08 double doors. Power and light.



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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		81 B
69-80	C		
55-68	D	62 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. 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