



**Kennedy
& Foster**

2 St. Andrews Street
Biggleswade

SG18 8BA

£289,950

- CENTRALLY LOCATED WITHIN EASY WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- WELL PRESENTED 2 BEDROOM SEMI
- RECENTLY DECORATED AND NEWLY FITTED CARPETS
- LOUNGE WITH OPEN FIRE
- KITCHEN
- DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
- ENCLOSED SMALL GARDEN
- CHAIN FREE



Centrally located a short walking distance of town centre and train station this well presented 2 bedroom semi detached property is being offered chain free. The property has recently been redecorated, new carpets, gas combi boiler and accommodation as follows: Entrance hall, lounge, kitchen, utility cupboard, w.c, 2 bedrooms and first floor bathroom. The property has an enclosed small garden. Contact K and F the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, cupboard housing consumer unit, uPVC double glazed window to side. Door to:

LOUNGE

13' 01" x 10' 11" (3.99m x 3.33m) Newly fitted carpet, open fireplace (STS), radiator, uPVC double glazed window to front, shelving, dado rail, coving to ceiling. Door to:

KITCHEN

13' 01" x 7' 10" (3.99m x 2.39m) Wall, base and drawer units with work surface over, range style oven with 5 gas ring hob, space for fridge/freezer, 1 1/2 bowl stainless steel sink unit with mixer tap, cupboard housing boiler, two uPVC double glazed windows to rear and door to rear lobby, tiled floor, utility cupboard with plumbing for washing machine, selves, tiled floor, uPVC double glazed window.

REAR LOBBY

Radiator, tiled floor, under stairs storage cupboard, door to garden. Door to:

WC

Radiator, tiled floor, wc, feature uPVC double glazed frosted window to side.

FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE

13' 04" x 7' 11" (4.06m x 2.41m) Feature fireplace, picture rail, newly fitted carpet, radiator, uPVC double glazed window to front, built in wardrobe cupboard.

BEDROOM TWO

9' 00" x 7' 11" (2.74m x 2.41m) uPVC double glazed window to rear, picture rail, radiator, newly fitted carpet.

BATHROOM

8' 00" x 7' 00" (2.44m x 2.13m) 'P' shaped bath with rain water shower over, pedestal basin, low level WC, tiled effect flooring, heated towel rail, uPVC double glazed window to rear.

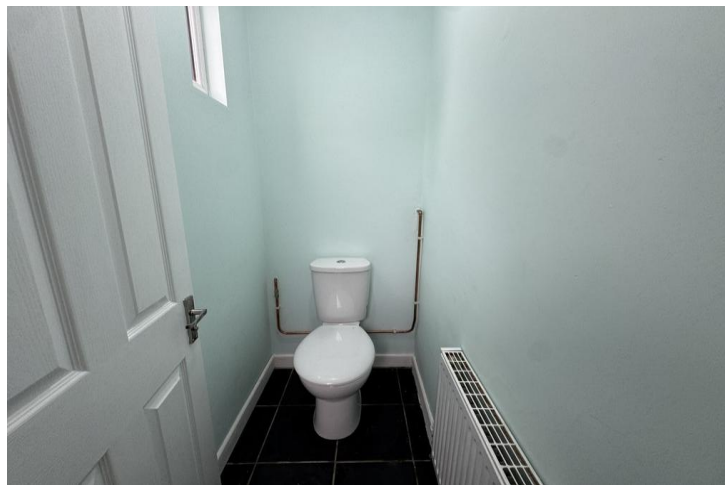
OUTSIDE

REAR GARDEN TO SIDE

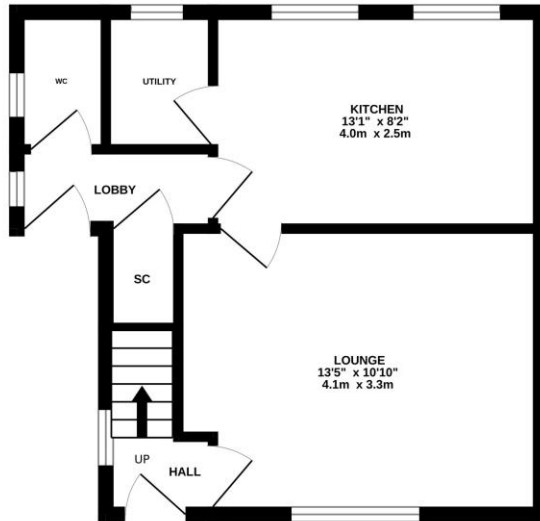
Small side garden with patio area, outside tap, shed, electric points, gated side access to front, door into rear lobby.

FRONT GARDEN

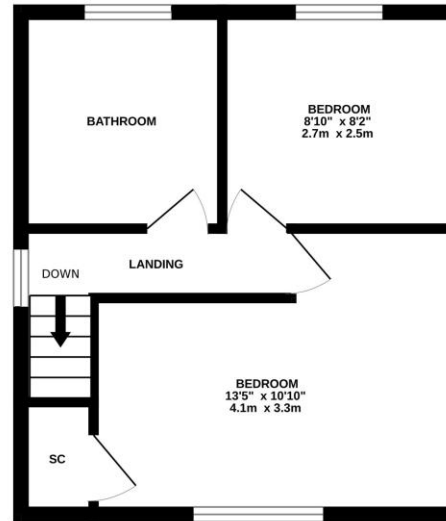
Pathway leading to side access and front door, enclosed by brick wall.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.