



**Kennedy
& Foster**

22 Drove Road
Biggleswade
SG18 8HD
£375,000

- THREE BEDROOM END TERRACE
- SEPARATE RECEPTION ROOMS
- CONVENIENTLY LOACTED FOR TOWN CENTRE & TRAIN STATION
- BARN AND OUTBUILDINGS

- DOUBLE GLAZED
- GAS RADIATOR
- OFF ROAD PARKING FOR TWO CARS
- NO UPWARD CHAIN



This three bedroom end of terrace character property is situated within easy reach of the train station and town centre and is being offered chain free. This lovely property has accommodation on 3 levels and comprises of Lounge, dining room, kitchen, 2 bedrooms and bathroom on first floor and with a 3rd bedroom on the second floor. To compliment the property is parking to the front for 2 cars and a good size rear garden with an outbuilding. Contact Kennedy & Foster the sole agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

LOUNGE

10' 11" 12' 11" into bay x 13' 0" (3.33m x 3.96m) excluding fireplace uPVC double glazed box bay window to front aspect, two wall mounted radiator, dado rail, coving to ceiling. Exposed wood floor, brick chimney breast with tiled hearth and wood burning stove, glazed wood panel. Door to:

INNER HALL

Stairs to first floor to front aspect, glazed panelled door to:

DINING ROOM

13' 0" x 10' 10" (3.96m x 3.3m) uPVC double glazed box bay window to rear aspect, built in walk in cupboard, built in cupboard under stairs, exposed wood floor, wall mounted radiator. Glazed panel to:

KITCHEN

10' 0" x 7' 10" (3.05m x 2.39m) uPVC double glazed window to side aspect, uPVC double glazed door to outside. Range of eye level and base unit with work surfaces over, electric oven and hob with extractor over. 1 1/2 bowl ceramic sink and drainer unit space for washing machine and fridge/freezer, metro style tiled splash back, wall mounted radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs rising to second floor, wall mounted radiator. Panelled doors to:

BEDROOM TWO

10' 11" x 9' 9" (3.33m x 2.97m) uPVC double glazed window to rear aspect, wall mounted radiator. Exposed wood floor.

BEDROOM THREE

10' 11" x 8' 2" x 13' max (3.33m x 2.49m) uPVC double glazed window to front aspect, wall mounted radiator. Exposed wood floor, built in cupboard with hanging rail.

BATHROOM

9' 11" x 7' 11" (3.02m x 2.41m) uPVC double glazed frosted window to rear aspect, panelled bath with Triton shower over and screen, close couple W.C, wash hand basin, metro style tiled splash back, Victorian style radiator, exposed wood floor, built in cupboard housing hot water cylinder and linen shelving, access to loft space.

SECOND FLOOR ACCOMMODATION

LANDING

Access to eaves storage. Door to:

BEDROOM ONE

14' 2" x 11' 5" (4.32m x 3.48m) uPVC double glazed window to rear aspect, wall mounted radiator, built in cupboard with two hanging rails.

OUTSIDE REAR

UTILITY

8' 1" x 6' 9" (2.46m x 2.06m) Wall mounted boiler, wall mounted heated towel rail, work surface with built in cupboards under, stainless steel sink and drainer unit, tiled splash back, plumbing washing machine, power and light, glazed window to side. Recess storage area.

OUTSIDE W.C

Window to rear, close couple W.C, wash hand basin.

TIMBER BARN

Large timber barn to be used as a workshop or storage.

REAR GARDEN

Mature garden, mainly made up of paved in shingled areas with mature trees, shrubs and plants, gated access to front.

OFF ROAD PARKING TO FRONT FOR TWO CARS.





While 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 errors, omissions or mis-statements. 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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 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