



**Kennedy
& Foster**

16 Queensway
Langford
SG18 9QH
£325,000

- CHAIN FREE
- THREE BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- GOOD SIZE KITCHEN

- CLOAKROOM
- FOUR PIECE BATHROOM
- GARDEN
- CUL DE SAC LOCATION



This three bedroom terrace property offers good size accommodation as follows: Lounge, kitchen, dining room, cloakroom, four piece bathroom and to complete this lovely home is a good size garden. The property is being offered chain free. Contact Kennedy & Foster the sole agent to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, radiator. Door to:

LOUNGE

13' 0" into bay x 11' 9" (3.96m x 3.58m) uPVC double glazed bay window to front, radiator, coving to ceiling, understairs storage cupboard. Door to:

KITCHEN

15' 01" x 9' 11" (4.6m x 3.02m) Wall, base and drawer units with work surface over, single drainer sink unit with mixer tap, space for fridge/freezer, dishwasher, washing machine and tumble dryer. Built in range style cooker with 5 ring gas hob and extractor over, uPVC double glazed window to rear, tiled floor, radiator. Opening to:

DINING ROOM

9' 10" x 7' 8" (3m x 2.34m) Radiator, uPVC double glazed French doors to rear garden, coving to ceiling, tiled floor. Door to:

LOBBY

uPVC double glazed door to outside, tiled floor, double cupboard with hanging rail, coving to ceiling. Door to:

CLOAKROOM

Low level WC, wash hand basin, tiled floor, radiator, wall mounted gas boiler, coving to ceiling, frosted uPVC double glazed window to side.

FIRST FLOOR LANDING

Loft hatch, radiator, coving to ceiling. Doors to:

BEDROOM ONE

13' 02" x 9' 11" (4.01m x 3.02m) Built in shelved cupboard, coving to ceiling, radiator, uPVC double glazed window to front.

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3m) uPVC double glazed window to rear, radiator, coving to ceiling.

BEDROOM THREE

9' 01" x 9' 0" (2.77m x 2.74m) Baulkhead, coving to ceiling, uPVC double glazed window to front, radiator.

FOUR PIECE BATHROOM

Bath with mixer tap and hand shower attachment over, corner shower cubicle with rainfall shower over and shower attachment, pedestal basin, low level WC, frosted uPVC double glazed window to rear.

OUTSIDE

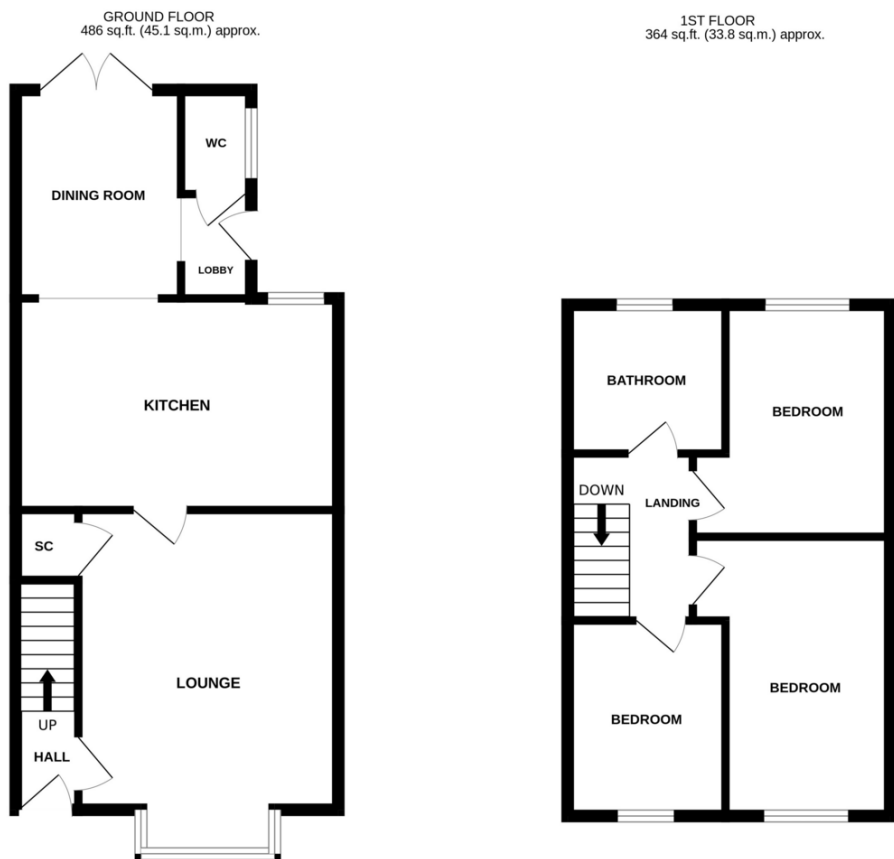
FRONT GARDEN

Laid to lawn, shrubs, pathway leading to front door and to:

REAR GARDEN OF A GOOD SIZE

Paved patio, laid to lawn, side access to front, outside tap, outside lighting.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	86 B
55-68	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. 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.