



**Kennedy
& Foster**

4 Eris Avenue
Biggleswade
SG18 8FH
£339,950

- WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED
- LOUNGE/DINING ROOM
- KITCHEN
- CLOAKROOM AND BATHROOM
- GARDENS
- SOUGHT AFTER LOCATION ON POPULAR KINGS REACH DEVELOPMENT
- PARKING
- CHAIN FREE



This well presented two double bedroom semi-detached property must be viewed to appreciate what this gorgeous chain free property has to offer. Spacious entrance hall, cloakroom, kitchen. Lounge/dining room, 2 double bedrooms, bathroom, parking space to front and garden with side access. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Laminate flooring, cupboard housing cloaks rail, stairs to first floor with alcove under. Doors to:

CLOAKROOM

Low level WC, pedestal basin, tiled floor, radiator, consumer unit, extractor, frosted uPVC double glazed window to front.

KITCHEN

11' 6" x 7' 00" (3.51m x 2.13m) White high gloss wall, base and drawer units with work surface over, stainless steel 1 /12 bowl single drainer sink unit with mixer tap. Built in oven, gas hob and extractor hood over, fridge/freezer, wall mounted gas boiler, tiled floor, radiator, uPVC double glazed window to front.

LOUNGE/DINING ROOM

15' 11" x 13' 07" (4.85m x 4.14m) uPVC double glazed window and French doors to rear garden, laminate flooring, extractor fan.

FIRST FLOOR LANDING

Shelved cupboard, loft hatch with light. Doors to:

BEDROOM ONE

13' 11" x 9' 0" (4.24m x 2.74m) uPVC double glazed window to rear, radiator.

BEDROOM TWO

15' 11" max x 11' 6" max (4.85m x 3.51m) Two uPVC double glazed windows to front, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, low level WC. LVT flooring, radiator, frosted uPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN

Shingled gated side access.

PARKING SPACE TO FRONT

REAR GARDEN

Laid to lawn, shrubs, gated side access, outside tap, patio area.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	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. 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.