



**Kennedy  
& Foster**

16 South View  
Biggleswade  
SG18 8BZ  
**£365,000**

- 1920'S STYLE TERRACED PROPERTY
- CHARACTER FEATURES
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- REFITTED KITCHEN
- CLOAKROOM/UTILITY
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- APPROX. 200FT REAR GARDEN



This 1920's very lovely three bedroom terrace property is situated within walking distance of the train station and town centre. The property enjoys approx. 200ft rear garden, character features yet with modern amenities. This gorgeous home has 2 reception rooms, kitchen (plans drawn up and assessed to extend which recently lapsed), cloakroom/utility, 3 bedrooms and a bathroom. We recommend a visit to this property to truly appreciate what is on offer. Contact Kennedy & Foster, the sole agents to arrange your viewing.

#### **COMPOSITE FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor with under stairs storage cupboard housing electric meter. LVT flooring.

#### **LOUNGE**

11' 11" x 11' 4" (3.63m x 3.45m) Dual fuel burner with tiled hearth. uPVC double glaze window to front. Radiator. LVT flooring.

#### **DINING ROOM**

11' 05" x 10' 11" (3.48m x 3.33m) Exposed floorboards. Built in storage cupboards. uPVC double glazed window to rear. Radiator. uPVC double glazing window to rear. Opening to kitchen. Door to:

#### **CLOAKROOM/UTILITY ROOM**

Low level WC. Wash hand basin with cupboard. Wall cupboard. Space for fridge/freezer. Plumbing and space for washing machine and dryer.

#### **REFITTED KITCHEN**

7' 08" x 7' 5" (2.34m x 2.26m) Wall and base units work surfaces over. Sink unit with mixer tap. Space for dishwasher. Built in oven, electric hob and extractor over. Sky light. uPVC double glazed window to rear and door to side.

#### **FIRST FLOOR LANDING**

Shelved cupboard. Loft hatch with ladder and boarding. Doors to:

#### **BEDROOM**

11' 05" x 11' 0" (3.48m x 3.35m) Feature fireplace. Picture rail. Radiator. uPVC double glazed window to rear. Wardrobes.

## **BEDROOM**

12' 0" x 8' 08" (3.66m x 2.64m) Picture rail. Radiator.  
Feature fireplace uPVC double glazed window to front.

## **BEDROOM**

8' 01" x 6' 8" widening to 8' 03" (2.46m x 2.03m) uPVC  
double glazed window to front. Radiator.

## **REFITTED BATHROOM**

P shaped bath with mixer tap and shower over. WC.  
Vanity basin and cupboard under. Extractor fan.  
Frosted uPVC double glazed window to rear.

## **OUTSIDE**

### **FRONT**

Paved pathway to front door.

### **REAR GARDEN APPROX 200FT**

A lovely garden with patio areas, Lawn, well stocked  
mature shrubs and trees. Outside tap, pond, seating  
area, veg patch. Wildflower garden with apple trees.  
Large paved patio at the end of the garden.  
A truly lovely garden to enjoy.

Outside office (8' 10" x 8' 02") - Electric heater,  
shelving, uPVC double glazed windows, fuse box.

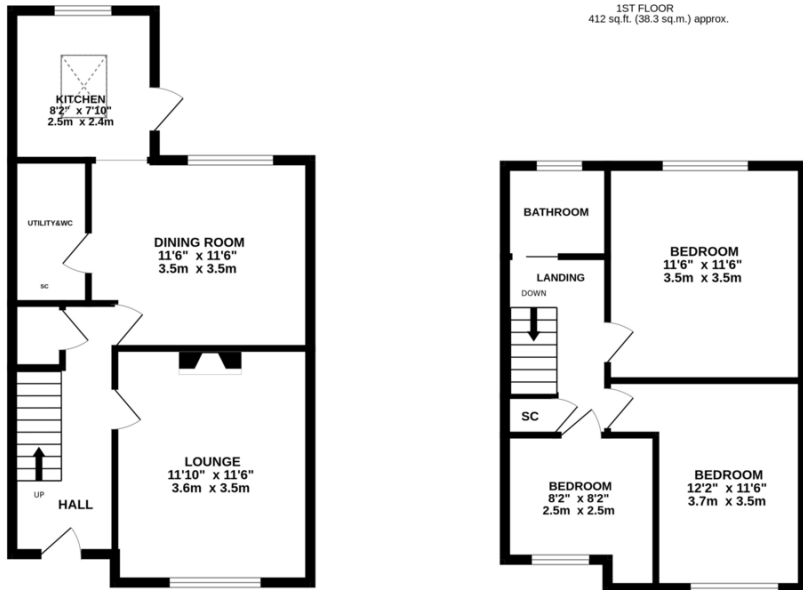
Please note there is pedestrian gated access for the  
neighbor .



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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.