



**Kennedy  
& Foster**

14 Dickens Court  
Biggleswade  
SG18 8QE  
**£336,000**

- WELL PRESENTED END TERRACE
- WALKING DISTANCE OF TOWN CENTRE AND TRAIN STATION
- CLOAKROOM
- LOUNGE AND DINING AREA

- CONSERVATORY
- THREE BEDROOMS
- SHOWER ROOM
- TWO ALLOCATED PARKING SPACES





Situated within walking distance of the train station and town centre, this well presented 3 bedroom end terrace property with the benefit of two allocated parking spaces, lounge and dining room, conservatory, kitchen and downstairs cloakroom and first floor shower room. The property has attractive gardens and must be viewed. Contact us, the sole agents to arrange a viewing of this chain free property.

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

#### **ENTRANCE HALL**

Dado rail. uPVC double glazed window to side. Stairs to first floor. Doors to:

#### **CLOAKROOM**

Low level w.c. Wash hand basin. Radiator. Frosted

uPVC double glazed window to side. Loft hatch.

#### **LOUNGE**

13' 03" x 12' 04" (4.04m x 3.76m) uPVC double glazed window to front. Radiator. Electric fireplace with wooden surround. Understairs storage cupboard. Double doors to:

#### **DINING ROOM**

10' 09" x 7' 09" (3.28m x 2.36m) Radiator. Coving to ceiling. Door to kitchen. Double doors to:

#### **CONSERVATORY**

9' 08" x 7' 05" (2.95m x 2.26m) uPVC double glazed French doors to rear garden. Power and light.

#### **KITCHEN**

11'04 X 7'08 Wall, base and drawer units with work surfaces over. Space for washing machine. Integrated fridge. Integrated freezer. Built in oven and gas hob and extractor over. Sink. Wall mounted gas boiler. uPVC double glazed window and door to rear.

#### **FIRST FLOOR LANDING**

Access to partially boarded loft space. Linen cupboard. Dado rail. uPVC double glazed window to side. Doors to:

#### **BEDROOM ONE**

11' 03 to front of wardrobes." x 8' 11" (3.43m x 2.72m) Fitted bedroom furniture to include wardrobes, overhead storage cupboards, drawers, dressing table and drawers. Radiator. uPVC double glazed window to front.

### **BEDROOM TWO**

11' 01" x 8' 09" (3.38m x 2.67m) uPVC double glazed window to rear. Radiator.

### **BEDROOM THREE**

6' 05" x 6' 07 plus 3'03 dorr recess" (1.96m x 2.01m) uPVC double glazed window to front. Radiator. Built in cupboard.with hanging rail.

### **SHOWER ROOM**

Walk in shower with rain water shower over and hand held shower. Low level w.c. Vanity basin with cupboard under. Heated towel rail. uPVC double glazed window to rear.

## **OUTSIDE**

### **FRONT GARDEN**

Shingle. Path to front door. Gated side access to rear garden.

### **TWO ALLOCATED PARKING SPACES.**

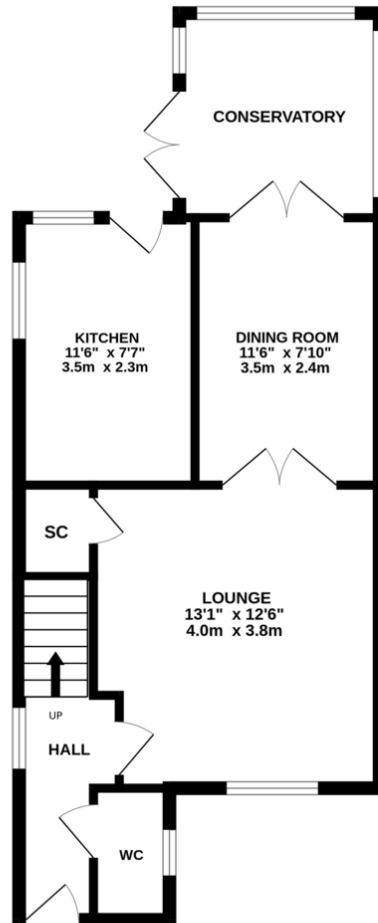
### **REAR GARDEN**

Paved and shingle garden. Outside tap. Shrubs. Shed.

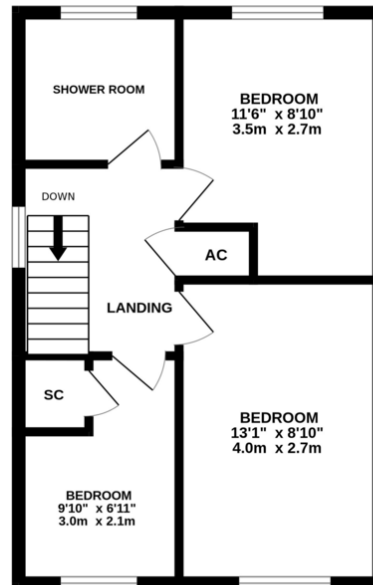




GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error. 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.

## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 76 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.