Kennedy & Foster

8 Station Road

Biggleswade

SG18 8AL

- THREE BEDROOMS
- SEPARATE RECEPTION ROOMS
- CELLAR
- FOUR PIECE BATHROOM
- CLOAKROOM AND UTILITY
- WEST FACING GARDEN
- OFF ROAD PARKING
- CLOSE TO TOWN AND TRAIN STATION

Guide Price £450,000 - £460,000

Period property close to town centre and train station, offered for sale with the rare benefit of off road parking. This three bedroom home hosts separate reception rooms, cellar (with 6ft 3' height), four piece bathroom, cloakroom, utility, west facing garden, and boasting from a wealth of period features to include fireplaces and picture rails.

COMPOSITE DOUBLE GLAZED DOOR (WITH STAINED GLASS WINDOW PANEL ABOVE) INTO:

ENTRANCE HALL

Wall mounted radiator, spotlights to ceiling, dog legged stair case to first floor accommodation. Door way to kitchen. Panelled doors to:

LOUNGE

12' 9" into bay x 11' 6" to fireplace (3.89m x 3.51m) Sealed unit double glazed sash bay window to front aspect, wall mounted radiator, picture rail, cast iron fireplace with decorative inset tiles, surround and stone hearth, fitted cupboards to either side.

DINING ROOM

11' 11" x 9' 10" (3.63m x 3m) Glazed French door to garden with secondary glazing, wall mounted radiator, dado and picture rail with coving to artex ceiling, cast iron fireplace with surround and hearth.

KITCHEN

9' 7" x 7' 11" (2.92m x 2.41m) Range of eye level and base units with work surface over, tiled splash back, stainless steel sink and drainer unit, recess chimney breast with space for gas oven, wood laminate floor, space for washing machine and fridge/freezer, wall mounted radiator, sealed unit double glazed window to side aspect. Glazed door to:

UTILITY ROOM

8' 10" x 7' 8" (2.69m x 2.34m) Sealed unit double glazed window to side aspect with stable style door to garden, work surface with cupboard under and space for washing machine, wall mounted Worcester boiler, tiled floor. Panelled door to:

CLOAKROOM
Single glazed window to side aspect, close coupled WC, wall mounted wash hand basin with tiled splash back, wall mounted radiator, tiled floor. Access to loft space.

CELLAR
11' 8" x 9' 9" max (6' 3" standing height) (3.56m x 2.97m) Skylight window to garden, wall mounted radiator.

FIRST FLOOR LANDING
Split level landing, access to loft space with ladder and hoist, spotlights to ceiling. Panelled doors to:

BEDROOM
11' 7" max x 11' 3" (3.53m x 3.43m) Sealed unit double glazed sash window to front aspect with shutter blinds, picture rail, spotlights to ceiling, cast iron fireplace, fitted wardrobes.

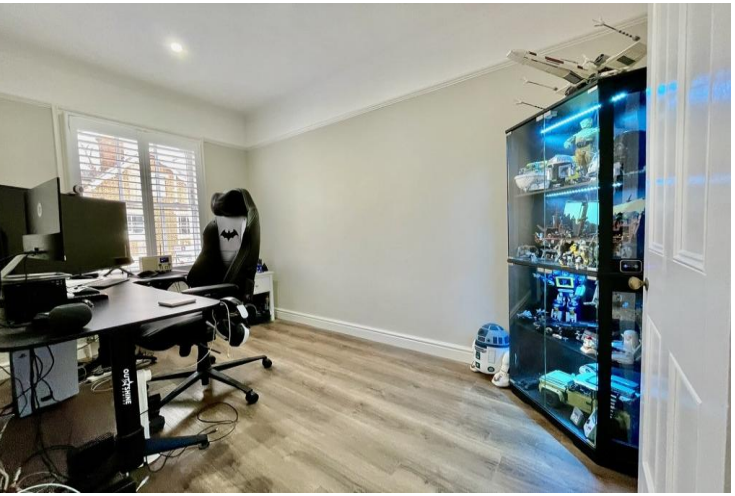
BEDROOM
11' 11" max x 7' 11" min (3.63m x 2.41m) uPVC double glazed sash window to front aspect with shutter blinds, cast iron fireplace with fitted wardrobes either side, wall mounted radiator.

BEDROOM
11' 4" x 6' 11" (3.45m x 2.11m) Sealed unit double glazed sash window to front aspect with shutter blinds, picture rail, coving to ceiling with spotlights.

BATHROOM
10' 9" x 8' 2" max (3.28m x 2.49m) Frosted uPVC double glazed window to rear aspect, wall mounted radiator, built in cupboard with linen shelving, walk in shower unit. Panelled corner bath, close coupled WC, pedestal mounted wash hand basin, tiled splash back.

REAR GARDEN
Garden mainly made up with patio and hardstanding areas, shrub borders, outside light, outside tap. Timber door now not in use (that originally lead to outdoor WC that is now accessed internally), metal storage shed. Timber gate to:

PARKING
Patio and shingled areas providing off road parking for one car. French drain.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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2 Market House
Market Square
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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.