



**Kennedy  
& Foster**

173 Holme Court Avenue •

Biggleswade

SG18 8PB

**£365,000**

- WELL PRESENTED TWO BEDROOM BUNGALOW
- SEMI DETACHED
- EASY REACH OF TOWN CENTRE AND TRAIN STATION
- SHOWER ROOM
- LOUNGE & KITCHEN
- GENEROUS SIZE GARDEN
- GARAGE AND DRIVEWAY
- VIEWING HIGHLY RECOMMENDED



This well presented two bedroom semi-detached bungalow is situated in a sought after location within easy reach of the town centre and train station. This lovely bungalow offers generous size gardens, driveway and garage and a shower room. Contact us, the sole agents to arrange your viewing, you will not be disappointed.

#### **UPVC DOUBLE GLAZED FRONT DOOR INTO:**

##### **ENTRANCE HALL**

uPVC double glazed window to front, radiator, door to lounge. Door to:

##### **KITCHEN**

11' 09" x 7' 09" (3.58m x 2.36m) Range of wall, base and drawer units with work surfaces over, stainless

steel single drainer sink unit with mixer tap, space for fridge, freezer, washing machine and dishwasher. Built in double oven and gas hob with extractor over, uPVC double glazed window.

##### **LOUNGE**

15' 10" x 11' 11" (4.83m x 3.63m) Electric fire, tiled hearth, radiator, coving to ceiling. Door to:

##### **INNER HALL**

Ladder into loft space with light and housing boiler. Door to:

##### **BEDROOM ONE**

14' 08" x 8' 08" (4.47m x 2.64m) Fitted wardrobes and overhead cupboard, radiator, uPVC double glazed window to rear, airing cupboard housing water tank.

##### **BEDROOM TWO**

11' 01" x 9' 00" (3.38m x 2.74m) uPVC double glazed French doors to rear, radiator.

##### **SHOWER ROOM**

Walk in double shower with shower over, low level WC, pedestal basin, coving to ceiling, frosted uPVC double glazed window, radiator.

##### **OUTSIDE**

##### **FRONT**

Shingled garden, gated side access to rear garden, outside tap.

### **DRIVEWAY LEADING TO:**

#### **GARAGE**

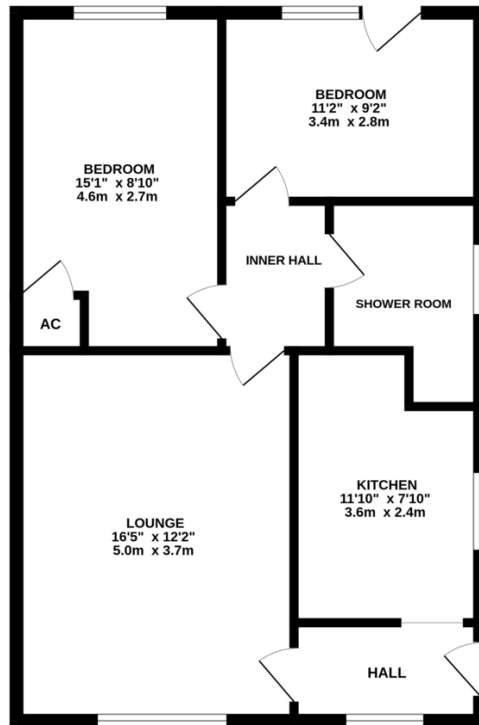
20' 03" x 8' 02" (6.17m x 2.49m) Up and over door, power and light, personnel door to:

#### **REAR GARDEN**

Laid to lawn, paved patio, personnel door to garage, shed, greenhouse.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 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             |         |           |
| 69-80 | C             | 72 C    | 79 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.