



**Kennedy
& Foster**

5 St Johns Street
Biggleswade
SG18 0BT
£250,000

- TWO DOUBLE BEDROOM COTTAGE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- FIRST FLOOR BATHROOM
- GENEROUS GARDEN
- GAS RADIATOR CENTRAL HEATING AND DOUBLE GLAZING
- WITHIN WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE



This very nice 2 double bedroom cottage is conveniently located within walking distance of the town centre and train station. The property has a lounge, kitchen/breakfast room, 2 double bedrooms and bathroom to the first floor. To compliment the property is a generous size garden, gas radiator central heating and double glazing. Contact Kennedy & Foster the sole agents to arrange a viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, stairs to first floor. Opening to:

LOUNGE

12' 2" x 10' 5" (3.71m x 3.18m) Two shelved recess and cupboard under, dado rail, radiator, uPVC double glazed window to front. Door to:

KITCHEN/DINING ROOM

14' 11" x 9' 11" (4.55m x 3.02m) Wall and base units with work surface over, breakfast bar, 1 1/2 bowl sink unit with mixer tap, space for cooker and washing machine, under stairs cupboard, wall mounted boiler, uPVC double glazed window to rear, door to rear.

FIRST FLOOR LANDING

Loft hatch. Doors to:

BEDROOM ONE

10' 5" x 10' 2" to front of window (3.18m x 3.1m) Built in wardrobes with hanging rails, shelving and sliding mirrored doors, radiator, uPVC double glazed window to front, built in storage cupboard.

BEDROOM TWO

9' 11" x 7' 5" (3.02m x 2.26m) Radiator, uPVC double glazed window to rear.

BATHROOM

Bath with mixer tap and electric shower over and shower attachment, low level WC, pedestal basin, frosted uPVC double glazed window to rear.

OUTSIDE

FRONT

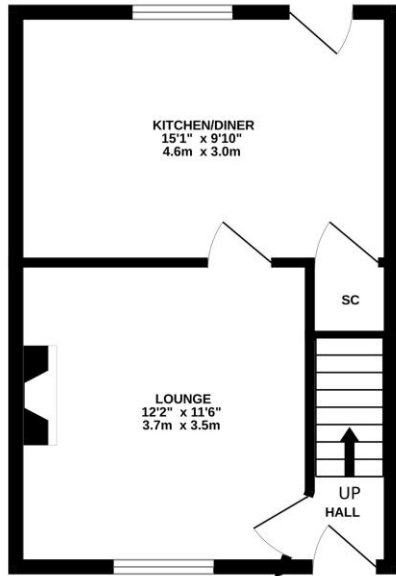
Enclosed front garden, pathway to front door, shrubs.

REAR GARDEN

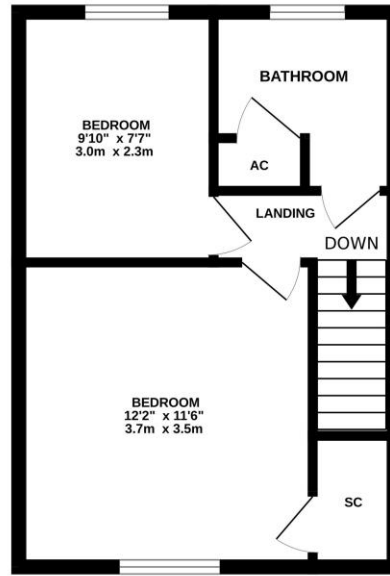
Storage shed, paved pathway, laid to lawn, shrubs and flowers, outside tap, Gated side access, one neighboring property with right of access.



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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.