



**Kennedy
& Foster**

34 Sun Street
Biggleswade
SG18 0BP
£300,000

- GRADE II LISTED SEMI DETACHED
- FULL OF CHARM AND CHARACTER
- DOWSTAIRS CLOAKROOM
- LOUNGE WITH FIREPLACE
- KITCHEN/DINING ROOM
- FIRST FLOOR BEDROOM AND BATHROOM
- SECOND FLOOR BEDROOM
- COTTAGE STYLE GARDEN AND PARKING FOR ONE CAR



This well presented and located grade II listed semi detached property is full of charm and character and has accommodation over three floors consisting of: Kitchen/dining room, cloakroom, lounge, two bedrooms and bathroom. Cottage style enclosed garden and parking for one car. A viewing comes highly recommended by us, the Sole Agents.

FRONT DOOR INTO

LOUNGE

11' 1" x 10' 10" (3.38m x 3.3m) Log burner, stairs to first floor landing, two radiators, storage cupboard/cloaks, beams. Door to:

KITCHEN/DINING ROOM

20' 2" x 11' 8" plus 3' 11" (6.15m x 3.56m) wall and base units with work surfaces over, built in sink with mixer tap, insulated dish washer, space for fridge/freezer, inset lighting, two windows and door to rear garden, slate floor, cupboard housing boiler. Latch door to:

CLOAKROOM

Low level WC, wash hand basin, extractor, space for washing machine, work surface over.

FIRST FLOOR LANDING

Feature window, storage cupboard, beams, inset lighting, stairs to second floor. Doors to:

BEDROOM

15' 6" x 8' 0" (4.72m x 2.44m) Beam, window to front, radiator, wall light points.

BATHROOM

'P' shape bath with mixer tap and shower over, low level WC, wash hand basin with cupboard under, heated towel rail, frosted window to rear.

SECOND FLOOR

BEDROOM

13' 02" x 11' 5" (4.01m x 3.48m) Window to front, Velux window, double radiator, sloping ceiling, exposed wood floor.

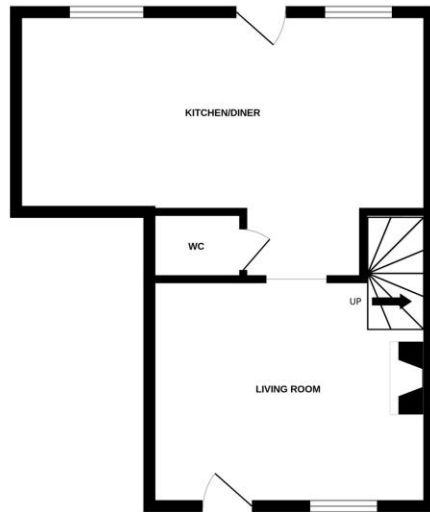
REAR GARDEN

Shingled garden, shed, shrubs, tree, outside tap, gated side access leading to:

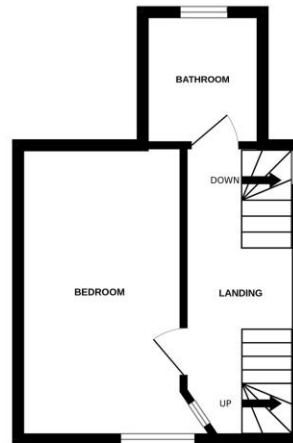
PARKING TO SIDE OF PROPERTY



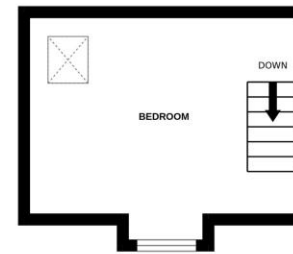
GROUND FLOOR



1ST FLOOR



2ND FLOOR

**COUNCIL TAX BAND**

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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.