



**Kennedy
& Foster**

1 St Margarets Gardens

Biggleswade

SG18 8NU

£400,000

- EXTENDED CORNER PLOT SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- UTILITY ROOM
- CLOAKROOM AND SHOWER ROOM
- DETACHED GARAGE
- BLOCK PAVED PARKING FOR APPROX 4/5 CARS
- CHAIN FREE



An extended bungalow to be proud to own. Situated on a corner plot in St Margaret Gardens this well planned semi detached bungalow with accommodation as follows: entrance porch, cloakroom, lounge, kitchen/dining room, utility room, 2 double bedrooms with fitted bedroom furniture and a shower room. To compliment this CHAIN FREE property is a block paved driveway for 4/5 cars, detached garage and well stocked front and side garden and an easy to maintain rear garden with greenhouses. Contact K&F the sole agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Door to lounge, radiator. Door into:

CLOAKROOM

Low level WC, wash hand basin, radiator, coving to ceiling, frosted uPVC double glazed window.

LOUNGE

15' 0" x 12' 11" (4.57m x 3.94m) Dual aspect uPVC double glazed windows, radiator, coving to ceiling. Door to:

KITCHEN/DINING ROOM

15' 10" x 11' 09" (4.83m x 3.58m) Range of wall, base and drawer units with work surface over, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, built in fan double oven and ceramic hob, built in fridge, coving to ceiling, radiator, uPVC double glazed window. Door to:

INNER HALLWAY

Access to Insulated loft hatch, cupboard housing consumer unit and meter. Doors to:

UTILITY ROOM

10' 1" x 6' 8" (3.07m x 2.03m) Wall units with work surface, space for fridge/freezer, space for washing machine with plumbing, radiator, uPVC double glazed window and door to outside, cupboard housing newly fitted gas combi boiler.

BEDROOM ONE

12' 0" x 10' 7" (3.66m x 3.23m) Fitted furniture to include, wardrobes, drawers, dressing table and bedside cabinets. Radiator, uPVC double glazed window, coving to ceiling.

BEDROOM TWO

11' 7" to front of wardrobes x 10' 3" (3.53m x 3.12m)
Two double fitted wardrobes, radiator, uPVC double glazed window, coving to ceiling.

OUTSIDE

FRONT GARDEN

Corner plot with dwarf brick wall to boundary, well stocked shrubs and flowers, two circular patio areas with gravel surround.

BLOCK PAVED DRIVEWAY FOR APPROX 4/5 CARS

Gated access to:

REAR GARDEN

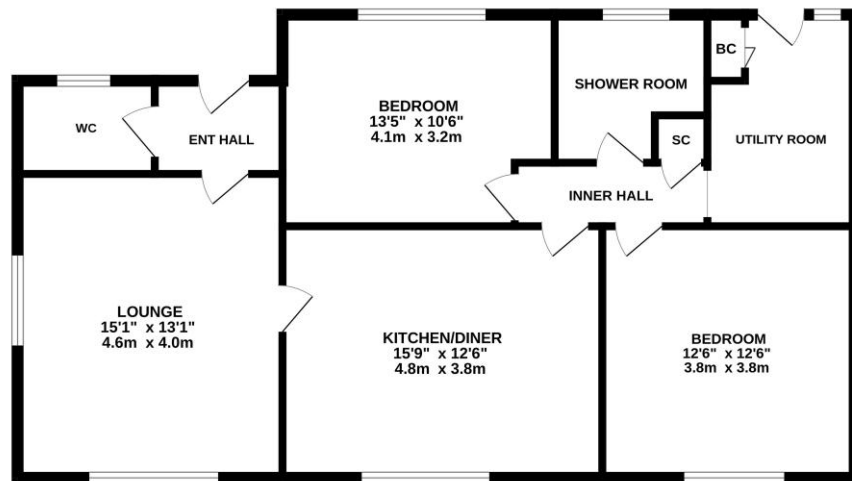
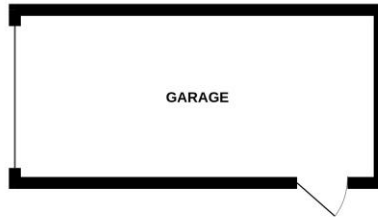
Artificial lawn, outside tap, 2 greenhouses (one with power supply).

DETACHED GARAGE

20' 3" x 8' 7" (6.17m x 2.62m) Up and over door, power and light, eaves storage.



GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other areas 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	74 C	80 C
55-68	D		
39-54	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.