



**Kennedy
& Foster**

27 Orchard Close

Biggleswade

SG18 0NE

£315,000

- GORGEOUS TWO BEDROOM
- END TERRACE
- GOOD SIZE LOUNGE/DINER
- EASY REACH OF TOWN CENTRE AND TRAIN STATION

- GAS CENTRAL HEATING
- PARKING FOR APPROX FOUR CARS
- LOVELY GARDEN
- MUST BE VIEWED



This nicely presented 2 bedroom end terraced property has the benefit of parking for c4 cars, and lovely rear garden to enjoy. This gorgeous property has a good sized lounge/diner, kitchen, master bedroom with built in wardrobes. Situated within easy reach of town centre abstinence station makes this a must view property by K & F the sole agents.

FRONT DOOR INTO:

ENTRANCE PORCH

Door into:

LOUNGE/DINING ROOM

23' 05" x 9' 08" narrowing to 7' 00" in dining area (7.14m x 2.95m) uPVC double glazed window to front, radiator, cupboard under stairs and fitted cupboard in recess, uPVC double glazed French doors to rear garden. Door to:

KITCHEN

9' 06" x 5' 03" (2.9m x 1.6m) Wall, base and drawer units with work surface over, sink unit and mixer tap, built in oven, gas hob and extractor over, space for washing machine, dishwasher and fridge/freezer, under cupboard lighting, boiler, uPVC double glazed window to rear.

FIRST FLOOR LANDING

uPVC double glazed window to side, access to loft hatch half boarded, airing cupboard housing hot water tank and shelving. Doors to:

BEDROOM ONE

12' 07" x 12' 04" (3.84m x 3.76m) uPVC double glazed window to front, radiator, fitted double wardrobe and shelving, coving to ceiling.

BEDROOM TWO

uPVC double glazed window to rear, coving to ceiling, radiator.

BATHROOM

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

OUTSIDE

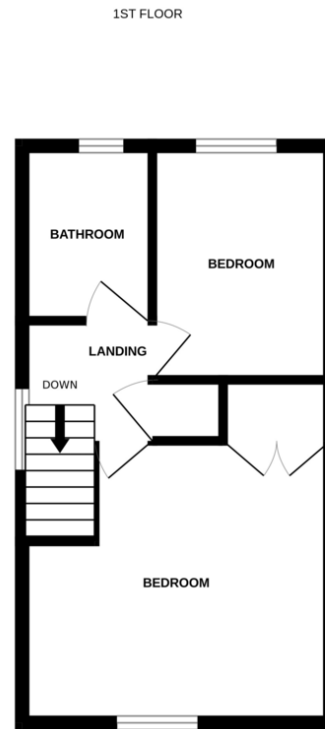
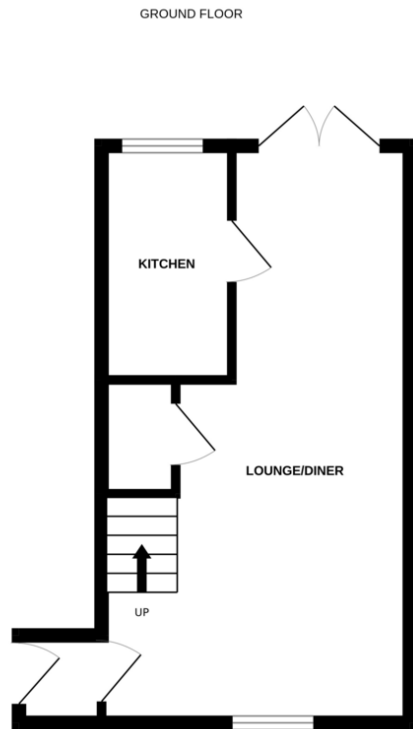
FRONT

Parking for approx four cars, power socket, gated side access.

REAR GARDEN

A pretty garden, paved patio, shed, outside tap, shed, laid to lawn, shrubs and flower beds.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.