



**Kennedy
& Foster**

25 Ivel Bury
Biggleswade
SG18 0AG
£295,000

- TWO DOUBLE BEDROOMS
- END TERRACE
- WELL PRESENTED
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- KITCHEN/DINER
- BATHROOM TO FIRST FLOOR
- TWO PARKING SPACES TO FRONT OF PROPERTY



This beautifully presented two double bedroom end of terrace property is situated in a cul de sac position in a desirable location. This ideal first time home has the benefit of a downstairs cloakroom, lounge, kitchen/diner, 2 bedrooms and bathroom. Additional benefits include garden to rear and two parking spaces to the front. Contact us the sole agents to arrange an early viewing to avoid disappointment.

ENTRANCE PORCH

Radiator, glazed door to lounge. Door to:

CLOAKROOM

Low level WC, pedestal basin, frosted uPVC double glazed window to front, tiled floor, radiator.

LOUNGE

14' 11" x 12' 07" (4.55m x 3.84m) uPVC double glazed window to front, stairs to first floor, recess understairs, two radiators. Door to:

KITCHEN/DINING ROOM

12' 06" x 9' 08" (3.81m x 2.95m) Wall, base and drawer units with work surfaces over. Stainless steel 1 1/2 bowl sink unit with mixer tap, space for washing machine and fridge/freezer. Built in oven, gas hob with extractor over, tiled floor, uPVC double glazed window and door to rear garden, coving to ceiling.

FIRST FLOOR LANDING

Access to loft, radiator. Doors to:

BEDROOM ONE

12' 08" x 9' 01" max (3.86m x 2.77m) Two uPVC double glazed windows to front, built in airing cupboard. Radiator.

BEDROOM TWO

10' 05" to front of wardrobe x 8' 06" (3.18m x 2.59m) Two double built in wardrobes, coving to ceiling, radiator, uPVC double glazed window to rear.

REFITTED BATHROOM

Panelled bath with mixer tap and shower over, vanity basin with cupboard under, close coupled WC, shaver point, heated towel rail, frosted uPVC double glazed window to side.

OUTSIDE

FRONT

Gated side access to rear garden.

TWO PARKING SPACES TO FRONT

REAR GARDEN

Laid to lawn, paved patio, gated side access, shed, outside tap.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 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.