



**Kennedy
& Foster**

4 Grosvenor Gardens

Biggleswade

SG18 0NF

£250,000

- TWO BEDROOM
- WELL PRESENTED THROUGHOUT
- REFITTED BATHROOM
- DOUBLE GLAZING
- GAS RADIATOR HEATING
- ALLOCATED PARKING
- ENCLOSED FRONT GARDEN
- CLOSE TO TOWN AND STATION



A two bedroom cluster home located close to the town, station and amenities. Offered for sale in a fabulous condition throughout, the property benefits from a refitted bathroom, enclosed front garden and an allocated parking space.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Wood effect tiled floor, built in cupboard housing wall mounted combi boiler, built in cupboard, glazed panel door to lounge. Doorway to:

KITCHEN

11' 9" x 6' 4" max (3.58m x 1.93m) uPVC double glazed window to front with shutter blind. Range of fitted eye level and base units with contrasting work surface over, metro style splash back, stainless steel sink and drainer unit, built in oven with electric hob and stainless steel chimney style extractor over, space for fridge/freezer and washing machine, integrated dishwasher, wood effect tiled floor, wall mounted radiator.

LOUNGE/DINER

11' 9" (14' 6" into bay) x 13' 1" (3.58m x 3.99m) uPVC double glazed bay window to front aspect with shutter blinds, wall mounted radiator, wood laminate floor, coving to textured ceiling, stairs rising to first floor.

FIRST FLOOR LANDING

Access to loft space (part boarded). Panelled doors to:

BEDROOM

11' 9" x 9' 9" max (3.58m x 2.97m) uPVC double glazed window to front aspect with shutter blinds, wall mounted radiator, coving to ceiling.

BEDROOM

11' 0" x 6' 6" (3.35m x 1.98m) uPVC double glazed window to front aspect with shutter blinds, wall mounted radiator.

BATHROOM

Frosted double glazed window to front aspect with shutter blind, close coupled WC, wash hand basin with cupboard under. Panelled bath with rainfall shower and hand held shower over, shower screen, tiled splash back, wall mounted heated towel rail, wall mounted mirror.

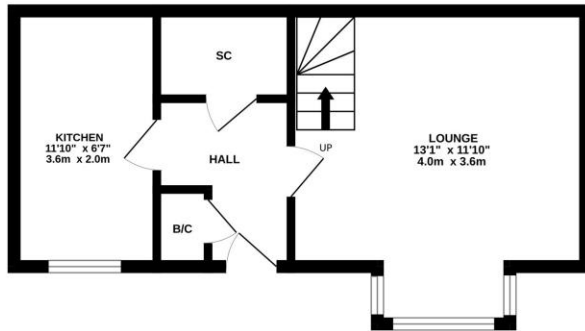
FRONT

Paved front garden, enclosed by low level fencing with gate, built in storage cupboard.

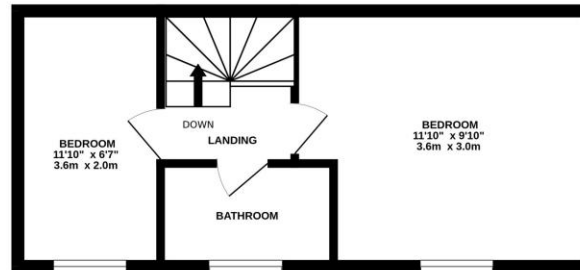
ALLOCATED PARKING FOR ONE CAR



GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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		
69-80	C	73 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.