



**Kennedy
& Foster**

116 Sun Street

Biggleswade

SG18 0BZ

£295,000

- END OF TERRACE
- NICELY PRESENTED
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- LOUNGE
- KITCHEN/DINING ROOM
- GENEROUS REAR GARDEN
- WALKING DISTANCE TO TOWN AND TRAIN STATION



This nicely presented TWO double bedroom end of terraced property is situated in a non estate location within walking distance to the Town Centre and Train Station. The property benefits from a generous enclosed rear garden, lounge, kitchen/dining room, first floor bathroom, gas central heating and uPVC double glazed windows. A early viewing is highly recommended by Kennedy & Foster the Sole Agents.

FRONT DOOR INTO

New uPVC double glazed door.

ENTRANCE HALL

Laminate flooring, radiator, consumer unit, door to:

LOUNGE

14' 10" x 10' 07" (4.52m x 3.23m) uPVC double glazed box bay window to front, radiator, stairs to first floor with under stairs storage cupboard, laminate flooring, door to:

KITCHEN/DINING ROOM

13' 02" x 10' 03" (4.01m x 3.12m) Wall and base units with worksurfaces over, space for dishwasher, washing machine and fridge freezer. Stainless steel single drainer sink unit, radiator, uPVC double glazed window to rear. Vinyl flooring, matching free standing units with shelving and drawer. Wall mounted gas boiler. Door to rear garden:

FIRST FLOOR LANDING

Access to part boarded loft, shelved storage cupboard with power, newly fitted carpet. Doors to:

BEDROOM ONE

13' 02" x 9' 7" (4.01m x 2.92m) Two uPVC double glazed windows to front, fitted wardrobes, radiator.

BEDROOM TWO

13' 4" x 7' 06" (4.06m x 2.29m) uPVC double glazed window to rear, radiator.

BATHROOM

White three piece suite, panelled bath with mixer tap and shower attachment over, fully tiled splashback. Pedestal basin, low level W.C, Frosted uPVC double glazed window to side, extractor fan, radiator, tiled floor.

OUTSIDE

FRONT GARDEN

Open plan shingled front garden with pathway leading to front door.

REAR GARDEN

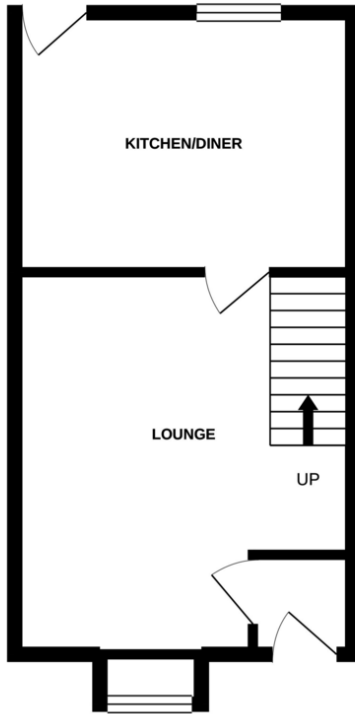
A generous sized rear garden with a decked area and pergola over, shed, shingled area, gated side access, outside tap.

AGENT NOTES

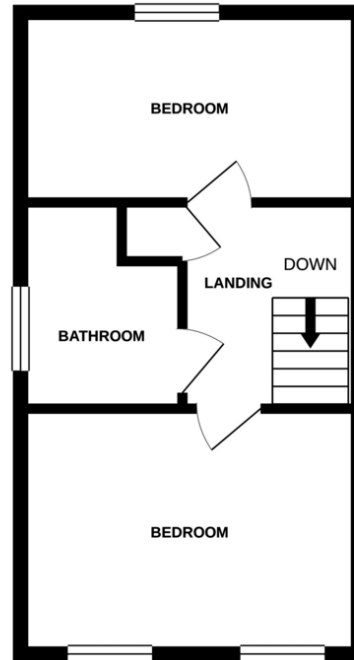
There is a service charge of approximately £24.09 per month for outside grassed communal areas.
Residential parking available.



GROUND FLOOR
31.2 sq.m. (336 sq.ft.) approx.



1ST FLOOR
30.5 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA : 61.7 sq.m. (664 sq.ft.) 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.
Made with Metropix ©2021.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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.