



**Kennedy
& Foster**

20 Rydal Crescent

Biggleswade

SG18 8QJ

£260,000

- TWO BEDROOMS
- CLUSTER STYLE HOME
- GOOD ORDER THROUGHOUT
- GAS HEATING

- DOUBLE GLAZING
- ALLOCATED PARKING
- CLOSE TO STATION AND TOWN CENTRE
- WEST FACING ENCLOSED REAR GARDEN



A two bedroom cluster home with a private enclosed west facing garden. Offered sale in good order throughout the property is located close to the station and benefits from allocated parking. The private garden can be accessed via French doors from the lounge or via external gated access. Early viewing is advised to avoid disappointment.

FROSTED UPVC DOUBLE GLAZED DOOR INTO:

HALLWAY

Wood laminate floor, built in cupboard, built in cupboard housing hot water cylinder glazed door to lounge. Doorway to:

KITCHEN

11' 8" x 6' 5" max(3.56m x 1.96m) uPVC double glazed window to front aspect. Range of fitted eye level and base units with metro style splash back, stainless steel sink and drainer unit. Built in oven with electric hob and extractor over, space for fridge/freezer, dryer, washing machine and slimline dishwasher, tiled floor.

LOUNGE

15' 8" max (12' 8") x 11' 9" (4.78m x 3.58m) Stairs rising to first floor with recess under, laminate floor, uPVC double glazed doors to rear garden, wall mounted gas fire, coving to textured ceiling.

FIRST FLOOR LANDING

Panelled doors to:

BEDROOM

11' 8" max x 8' 6" excluding door recess (3.56m x 2.59m) uPVC double glazed window to garden aspect, wall gas heater.

BEDROOM

11' 9" x 6' 7" (3.58m x 2.01m) uPVC double glazed window to front aspect, wall mounted gas heater, wood laminate floor, access to loft space.

BATHROOM

Frosted uPVC double glazed window to front aspect, close coupled WC, pedestal mounted wash hand basin, Panelled bath with Triton shower and screen, tiled surround, tiled floor.

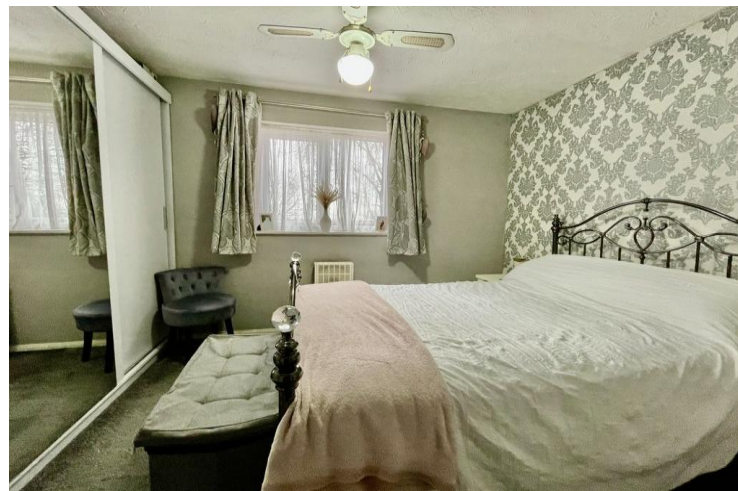
FRONT

Paved path to front door and gated garden, built in cupboard.

REAR GARDEN

Step out onto decking area, garden mainly shingled areas. Raised decking area with summer house and timber shed (both with power), paved patio, enclosed by timber panel fencing with gated access to path.

ALLOCATED PARKING



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

sara220981@gmail.com

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 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.