



**Kennedy
& Foster**

98 Holme Court Avenue

Biggleswade

SG18 8PA

£380,000

- FULLY RENOVATED
- THREE BEDROOM SEMI DETACHED
- GARAGE AND DRIVEWAY FOR THREE PLUS VEHICLES
- LARGE LOUNGE/DINING ROOM
- GOOD SIZE REAR GARDEN
- BACKING ON TO PLAYING FIELDS
- NON ESTATE
- CLOSE TO TRAIN STATION & TOWN CENTRE



This beautifully renovated three-bedroom semi-detached home has been thoughtfully updated within the past 3 year, including a new boiler, uPVC double glazing, consumer unit and carpets throughout. It features an impressive 24ft lounge/dining room, plus a garage and driveway, and sits in non-estate location close to the station, town centre and retail park. The rear garden backs onto open playing fields. Contact Kennedy & Foster, the sole agents, to arrange a viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO

Composite front door with decorative glass panels into:

ENTRANCE HALL

Carpeted flooring, spotlights to ceiling, uPVC double glazed window with blinds, large radiator, and under stairs storage area with consumer unit.

LOUNGE/DINING ROOM

24' 9" x 11' 07" NARROWING TO 9' 11" (7.54m x 3.53m) Carpeted flooring, coving to ceiling, pendant lighting, uPVC double glazed patio doors opening to rear garden, uPVC double glazed large window to front with blinds, two radiators, Wooden door to:

KITCHEN

11' 4" x 7' 4" (3.45m x 2.24m) LVT flooring. Wall, base and drawer units with oak effect work surfaces over, single drainer sink unit with mixer tap, oven with induction hob, space for washing machine, fridge/freezer, dishwasher and microwave, two uPVC double glazed windows with blinds and composite door leading to driveway,

LANDING

Access to partially boarded loft with ladder and light, carpeted, uPVC double glazed window with blinds. Doors to:

BEDROOM ONE

13' 11" x 9' 11" (4.24m x 3.02m) Carpeted flooring, uPVC double glazed window to front with blinds and radiator under, spotlights and coving to ceiling.

BEDROOM TWO

10' 5" x 9' 10" (3.18m x 3m) Carpeted flooring, radiator, uPVC double glazed window to rear with blinds, pendant light, coving to ceiling and paneling to one wall.

BEDROOM THREE

10' 11" x 7' 6" (3.33m x 2.29m) Dual aspect uPVC double glazed windows to front and side with blinds, radiator, pendant lighting, coving to ceiling, fitted cupboard housing combi boiler (approx. 3 years old). and carpeted flooring

BATHROOM

Bath with rainfall shower over and handheld shower over, low level WC, pedestal basin, shaving socket. Vinyl flooring, Radiator, uPVC double glazed frosted window with blinds, heated towel rail, spotlights.

OUTSIDE

FRONT

Laid to lawn, hedges and shrubs.

DRIVEWAY FOR 3+ CARS LEADING TO:

EV charger and outside tap, down lighting.

GARAGE

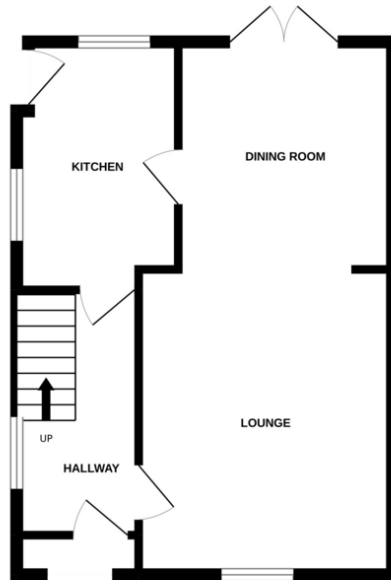
Up and over door.

REAR GARDEN

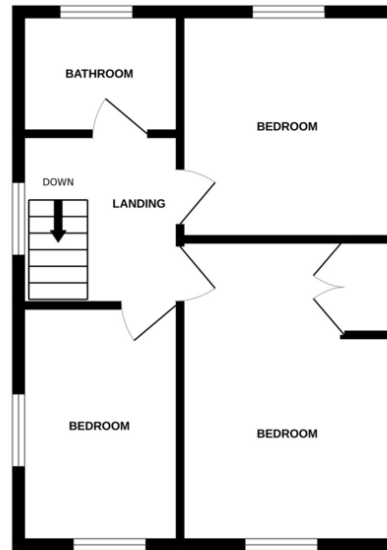
Paved patio, side gate to garage, laid to lawn, shrubs, raised beds, pergola to the rear, further paved area with electric sockets.



GROUND FLOOR



1ST FLOOR



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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 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.