





Kennedy & Foster

12 London Road

Biggleswade

SG18 8EB

£360,000

- WELL PRESENTED MID TERRACE PROPERTY IN A PRIVATE DEVELOPMENT
- THREE GOOD SIZE BEDROOMS
- KITCHEN
- LOUNGE/DINING ROOM
- WALKING DISTANCE TO TOWN CENTRE
- CLOAKROOM
- BATHROOM
- LOVELY LOCATION OVERLOOKING GREEN & TREES TO FRONT







Situated in a private development within walking distance of the town centre and the train station, this well presented three good size bedroom mid terrace property overlooks a lovely green with mature trees to front. The property has the benefit of a garage close by, lounge/dining room, kitchen, cloakroom, bathroom and a southerly facing rear garden. Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL
Cupboard housing electric meter and consumer unit, radiator, uPVC double glazed feature window to side, radiator. Doors to:

REFITTED CLOAKROOM
Low level WC, wash hand basin, cupboard with tiled splash back, frosted uPVC double glazed window.

LOUNGE/DINING ROOM
28' 03" x 15' 05" 8' 02' in dining area (8.61m x 4.7m)

LOUNGE AREA
Brick fireplace housing gas fire, picture window to front, coving to ceiling, stairs to first floor, radiator.

DINING AREA
uPVC French doors to rear, coving to ceiling. Door to:

KITCHEN
13' 08" x 6' 11" (4.17m x 2.11m) Wall, base and drawer units with work surface over, space for washing machine, tumble dryer and fridge/freezer, stainless steel single drainer sink unit with mixer tap, shelved cupboard, wall mounted gas boiler, uPVC double glazed door to rear garden.

FIRST FLOOR LANDING
Radiator. Doors to:

BEDROOM ONE
12' 03" x 9' 06" (3.73m x 2.9m) Fitted wardrobes and drawers, coving to ceiling, radiator, built in double cupboard with hanging rail.

BEDROOM TWO
10' 10" x 8' 0" (3.3m x 2.44m) Radiator, uPVC double glazed window to rear.

BEDROOM THREE
8' x 7' (2.44m x 2.13m) Built in cupboard with hanging rail, radiator.

BATHROOM
Panelled bath with mixer tap and shower attachment over, heated towel rail, sky light, linen cupboard with heater.

OUTSIDE

FRONT
Paved garden to front and lovely views over green and trees.

SOUTHERLY FACING TO REAR GARDEN
Paved garden, gated rear access leading to:

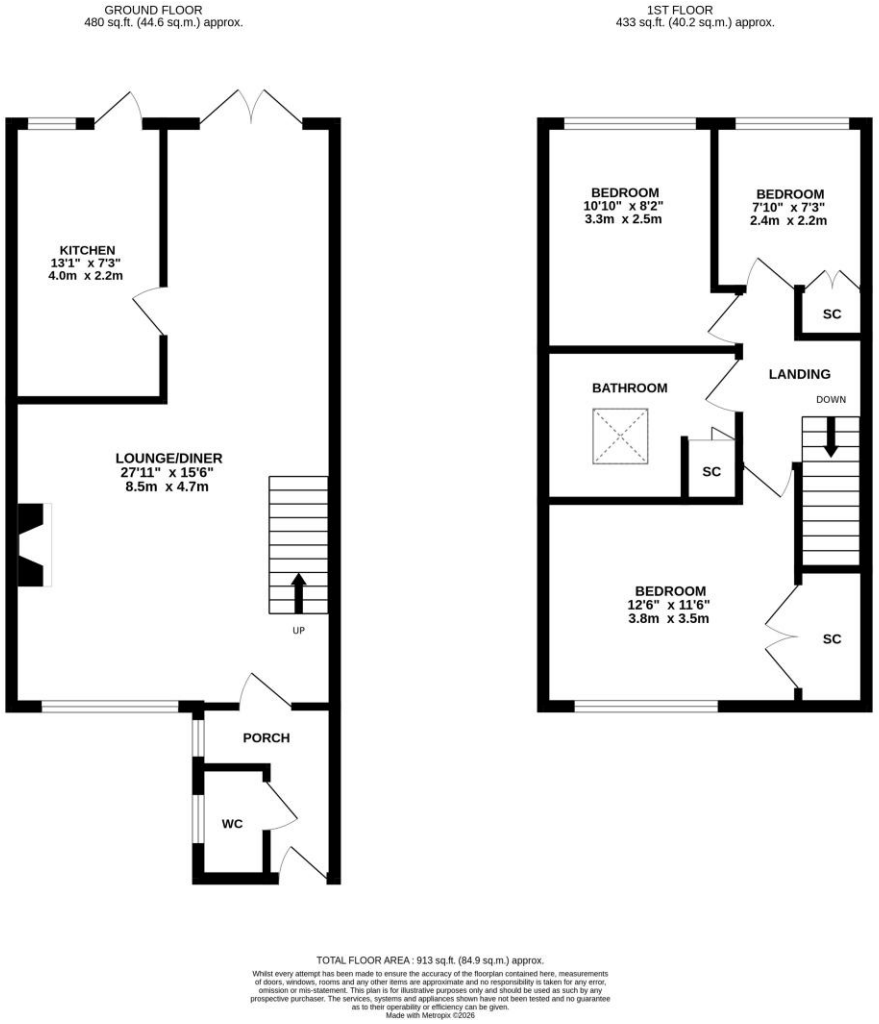
GARAGE EN BLOC
16' 0" x 8' 01" (4.88m x 2.46m)

AGENT NOTES
There is a residents charge per annum to maintain the communal areas. (This has ranged between £100 - £300 per annum)









COUNCIL TAX BAND

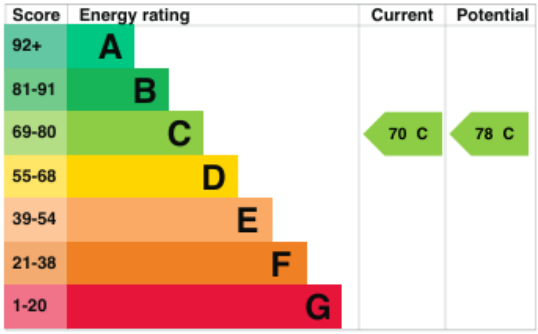
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.