



**Kennedy
& Foster**

9 Havelock Road
Biggleswade
SG18 0DB
£315,000

- TWO DOUBLE BEDROOM COTTAGE
- 2 RECEPTION ROOMS
- FIRST FLOOR 4 PIECE BATHROOM
- WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
- GENEROUS SIZE REAR GARDEN
- GAS RADIATOR CENTRAL HEATING
- CHARACTER FEATURES
- A LOVELY PROPERTY TO VIEW



Conveniently located for the train station and town centre this gorgeous 2 double bedroom cottage with a very generous size rear garden, first floor 4 piece bathroom suite, 2 reception rooms, and kitchen. The property offers character and charm to include a multi fuel burner, exposed floorboards. A viewing comes highly recommended by Kennedy & Foster the sole agents.

FRONT DOOR INTO:

RECEPTION ROOM

12' 05" x 10' 02" (3.78m x 3.1m) uPVC double glazed window to front, exposed floor boards, cast iron featured fireplace with wooden surround and stone hearth, radiator, wall light points. Opening to:

RECEPTION ROOM

12' 05" x 10' 11" (3.78m x 3.33m) Stairs to first floor landing, brick chimney breast housing multi fuel burner with tiled hearth, exposed floor boards, understairs storage cupboard, radiator, uPVC double glazed window to rear. Opening to:

KITCHEN

9' 11" x 6' 10" (3.02m x 2.08m) Wall, base and drawer units with work surfaces over, built in oven, gas hob and extractor over, single drainer sink unit with mixer tap,, space for washing machine and fridge/freezer, tiled floor. Wall mounted gas fired boiler, uPVC double glazed window and doors to side, tiled floor.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 05" x 9' 11" (3.78m x 3.02m) uPVC double glazed window to front, radiator, cupboard with hanging rail, access to partially boarded loft space.

BEDROOM TWO

10' 14" x 9' 03" (3.4m x 2.82m) Radiator, uPVC double glazed window to rear.

4 PIECE BATHROOM

9' 11" x 6' 11" (3.02m x 2.11m) Circular shower cubicle with rainwater head shower over and shower attachment. Panelled bath with mixer tap and shower attachment over, pedestal basin, uPVC double glazed frosted window to rear, fitted shelving unit, radiator.

OUTSIDE

FRONT GARDEN

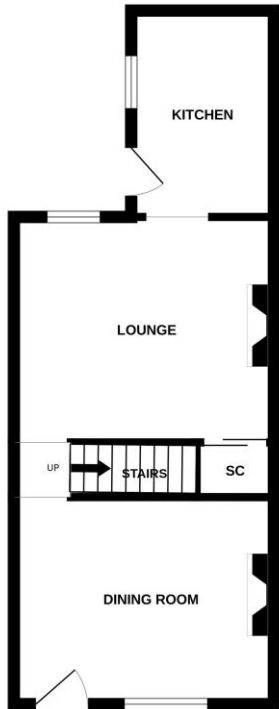
Dwarf wall and railings, tree, pathway to front door.

VERY GENEROUS SIZED REAR GARDEN

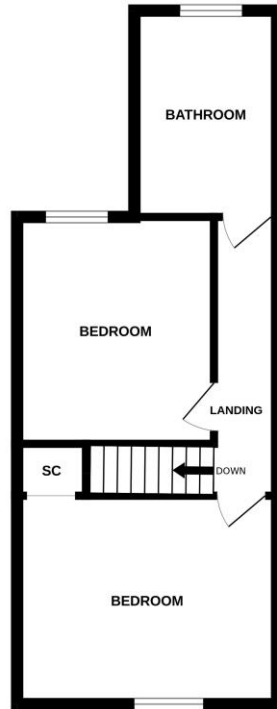
Outside tap, paved area, brick built shed with power, gated side access (across neighbor property), laid to lawn, shrubs, tree, summer house.



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 here 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		89 B
69-80	C		
55-68	D	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.