



**Kennedy
& Foster**

47 Osprey Road
Biggleswade
SG18 8DZ
£310,000

- WELL PRESENTED HOME
- THREE BEDROOMS
- RECENTLY REDECORATED
- LOUNGE
- DINING ROOM
- WITHIN WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- GARAGE EN BLOC
- CHAIN FREE



Situated on the popular Birds development, this 3 bedroom terraced property that has recently been redecorated to provide well presented accommodation as follows: Entrance porch, lounge and dining area, kitchen, 3 bedrooms and bathroom. To compliment this lovely chain free property is having gardens, gas radiator central heating, double glazing and a garage en block close by. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE PORCH

Radiator, storage cupboard housing gas boiler. Door to:

LOUNGE

23' 5" x 13' 7" narrowing to 7' 3" (7.14m x 4.14m) Understairs storage cupboard, stairs to first floor, two uPVC double glazed windows to front, radiator, fireplace, coving to ceiling. Opening to:

DINING ROOM

10' 6" x 5' 11" (3.2m x 1.8m) Radiator, uPVC double glazed French doors to rear garden. Door to:

KITCHEN

Wall, base and drawer units with work surface over, 1 1/2 bowl stainless steel sink unit with mixer tap, built in oven, gas hob and extractor over, space for fridge/freezer and washing machine, uPVC double glazed window to rear.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13' 7" x 7' 11" (4.14m x 2.41m) uPVC double glazed window to front, radiator, wardrobe, laminate flooring.

BEDROOM TWO

8' 11" x 6' 6" (2.72m x 1.98m) Radiator, uPVC double glazed window to rear.

BEDROOM THREE

Radiator, uPVC double glazed window to rear, loft hatch.

BATHROOM

8' 10" x 6' 10" (2.69m x 2.08m) Bath with shower over, low level WC, pedestal basin, heated towel rail, extractor.

OUTSIDE

FRONT

Lawn, pathway to front door, storage cupboard.

GARAGE EN BLOC

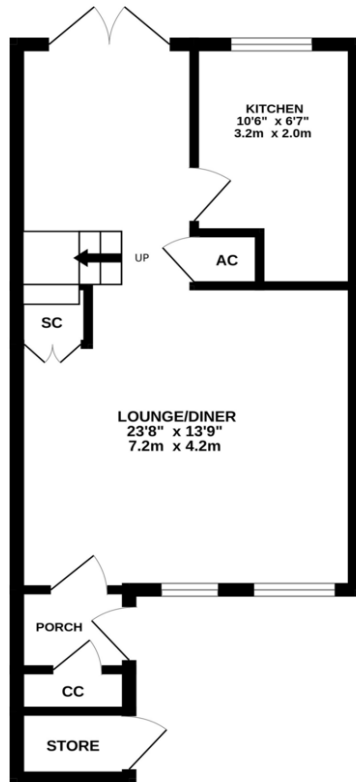
Up and over door, situated close to the property.

REAR GARDEN

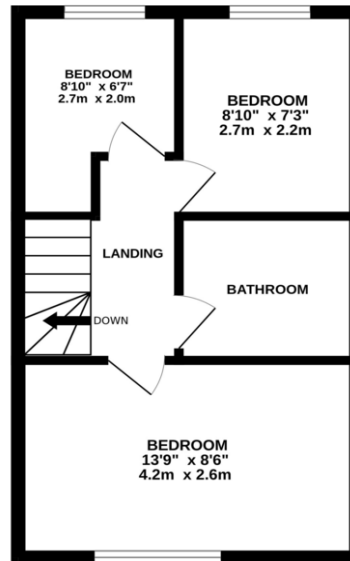
Lawn, shrubs, gated access.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) 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.
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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		81 B
69-80	C	76 C	
55-68	D		
39-54	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.