





Kennedy & Foster

37 St Johns Street

Biggleswade

SG18 0BT

£280,000

- WELL PRESENTED TWO BEDROOM COTTAGE
- CHARACTER AND MODERN AMENITIES
- GARAGE
- REFITTED KITCHEN/DINING ROOM
- LOUNGE WITH FEATURE FIREPLACE
- REFITTED BATHROOM
- GARDEN
- WITHIN WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION







This well presented two bedroom cottage must be viewed to appreciate what this gorgeous home has to offer. The property benefits are refitted kitchen and bathroom, garage to rear, garden and is within walking distance to the town centre and train station. Contact Kennedy & Foster, the sole agents to arrange your viewing.

FRONT DOOR INTO:

LOUNGE
11' 01" x 10' 8" (3.38m x 3.25m) Exposed floorboards, feature fireplace with tiled hearth and tiled surround, uPVC double glazed window to front, vertical radiator, cupboard housing consumer unit and meters, shelving to alcoves. Door to:

KITCHEN/DINING ROOM
16' 01" x 8' 3" (4.9m x 2.51m)

DINING AREA
Understairs storage cupboard, coving to ceiling, tiled floor, radiator, stairs to first floor.

REFITTED KITCHEN AREA
With wall, base and drawer units with work surface over, built in electric oven, induction hob and extractor over, single drainer sink unit with mixer tap, modern ceiling extractor, space for fridge/freezer and dishwasher, uPVC double glazed window to rear, coving to ceiling. Door to:

REAR LOBBY
Door to outside, tiled floor, double cupboard, space for washing machine and wall mounted combi boiler. Door to:

REFITTED BATHROOM
Bath with mixer tap and shower over, pedestal basin, low level WC, radiator, uPVC double glazed window to rear, heated towel rail, coving to ceiling, tiled floor.

FIRST FLOOR LANDING
Loft access. Doors to:

BEDROOM ONE
11' 2" x 10' 7" (3.4m x 3.23m) Radiator, uPVC double glazed window to front.

BEDROOM TWO
9' 8" x 8' 1" (2.95m x 2.46m) PVC double glazed window to rear, cupboard with hanging rail, radiator.

OUTSIDE

FRONT GARDEN
Slated garden, pathway to front door.

REAR GARDEN
Outside tap, patio, shingle, gated rear access, door to garage.

GARAGE
16' 2" x 8' 5" (4.93m x 2.57m) Door to garden, up and over door. Situated to rear of property accessed via Wilsheres Road.









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.
Made with Metropix ©2026

COUNCIL TAX BAND

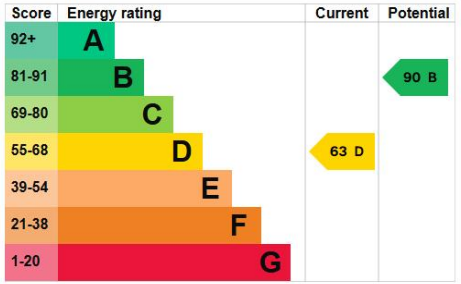
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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.