



**Kennedy
& Foster**

7 Kayser Court •

Biggleswade

SG18 8BG

Guide Price £320,000

• THREE BEDROOMS

• KITCHEN/DINER

• REQUIRES SOME MODERNISATION

• CLOAKROOM

• GAS RADIATOR HEATING

• CLOSE TO TRAIN STATION AND TOWN CENTRE

• GARAGE AND DRIVEWAY

• NO UPWARD CHAIN



A three bedroom home requiring a certain level of modernisation. Located close to the train station and easy reach of the town centre, the property offers a cloakroom, lounge, kitchen/diner, garage and a driveway. The property offers gas radiator heating and no upward chain.

Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, consumer unit, radiator. Doors to:

CLOAKROOM

Low level WC, wash hand basin, double glazed window to front.

LOUNGE

12' 03" x 11' 01" (3.73m x 3.38m) Coving to ceiling, radiator, double glazed window to front, under stairs storage cupboard. Door to:

KITCHEN

14' 06" x 10' 08" (4.42m x 3.25m) Wall, base and drawer units with work surface, space for fridge/freezer, washing machine and dishwasher, integrated oven, gas hob, wall mounted boiler, double glazed window and door to rear garden.

LANDING

Airing cupboard, loft hatch. Doors to:

BEDROOM ONE

12' 05" x 8' 02" (3.78m x 2.49m) Double glazed window to front, fitted wardrobes.

BEDROOM TWO

10' 11" x 8' 02" (3.33m x 2.49m) Double glazed window to rear, radiator.

BEDROOM THREE

6' 05" widening to 9' 06" x 6' 02" (1.96m x 1.88m) Cupboard with hanging rail, double glazed window to front, radiator.

BATHROOM

Bath, low level WC, pedestal basin, double glazed window to rear, radiator.

OUTSIDE

FRONT GARDEN

shrubs.

DRIVEWAY LEADING TO GARAGE

REAR GARDEN

Shrubs, trees, in need of landscaping, gated rear access.



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.