



**Kennedy  
& Foster**

2 Empire Close  
Biggleswade  
SG18 8AF

**Guide Price £300,000 - £310,000**

- THREE BEDROOM SEMI DETACHED
- KITCHEN/DINER
- CLOAKROOM
- SHOWER ROOM

- DOUBLE GLAZING
- GARAGE AND DRIVEWAY
- NO UPWARD CHAIN
- WELL LOCATED FOR TOWN, SHOPS AND STATION



Offered for sale with no upward chain, this property is perfectly located for the town, shops and train station. This three bedroom semi detached house offers a kitchen/diner, cloakroom, double glazing, enclosed rear garden, garage and driveway. An early viewing is advised by Kennedy & Foster the Sole Agent to avoid disappointment.

#### **GLAZED WOODEN DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor accommodation, wall mounted electric radiator, spotlight to ceiling. Panelled door to:

#### **LOUNGE**

15' 11" into bay x 11' 3" (4.85m x 3.43m) uPVC double glazed bay window to front aspect, wall mounted electric radiator. Glazed door to:

#### **KITCHEN**

14' 7" x 9' 8" (4.44m x 2.95m) uPVC double glazed bay window and sliding doors to rear. Range of eye level and base units with work surface over, tiled splash back, stainless steel sink and drainer unit, built in Neff oven at eye level. Electric hob with extractor over, space for fridge/freezer and washing machine, wall mounted radiator. Panelled door to:

#### **CLOAKROOM**

saniflo macerator WC, wall mounted wash hand basin, tiled splash back, wall mounted light.

#### **FIRST FLOOR LANDING**

Built in cupboard housing hot water cylinder. Access to loft space. Doors to:

#### **BEDROOM**

11' 1" to wardrobe x 7' 9" (3.38m x 2.36m) uPVC double glazed window to rear aspect, wall mounted electric radiator, fitted wardrobe with mirrored doors.

#### **BEDROOM**

11' 1" x 7' 10" (3.38m x 2.39m) uPVC double glazed window to front aspect, wall mounted electric radiator.

#### **BEDROOM**

8' 8" x 6' 5" (2.64m x 1.96m) uPVC double glazed window to rear, wall mounted electric radiator.

#### **SHOWER ROOM**

uPVC double glazed frosted window to front aspect, walk in shower unit with Triton shower, close coupled WC, pedestal mounted wash hand basin, wall mounted electric radiator, tiled and panel splash back.

## OUTSIDE

### REAR GARDEN

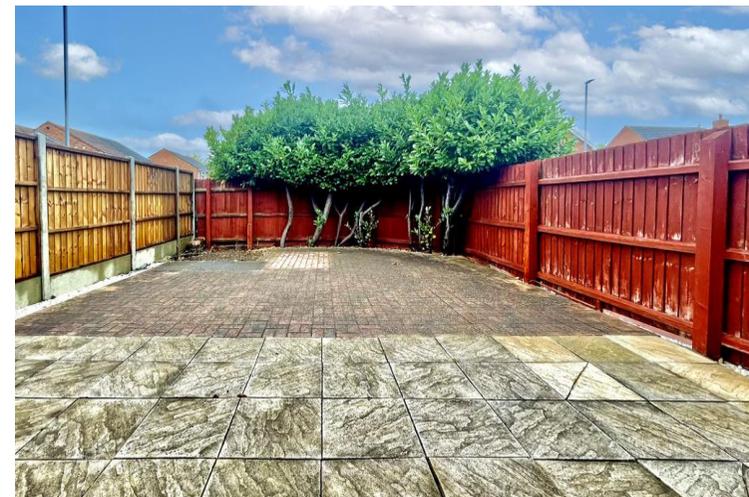
Enclosed garden mainly block paved and patio with laurel hedging, gated access to front.

### FRONT GARDEN

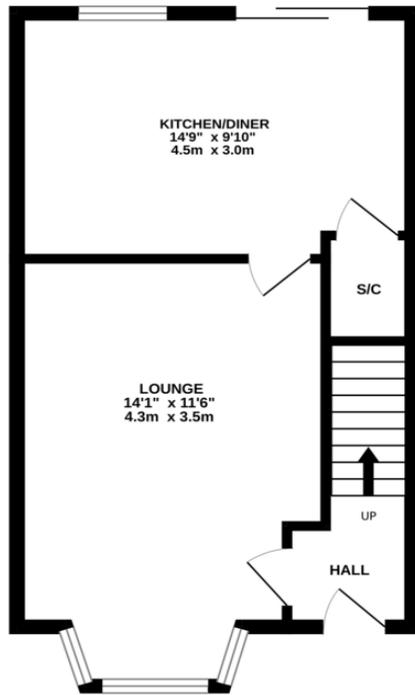
Path to front door, garden mainly laid to lawn.

### GARAGE

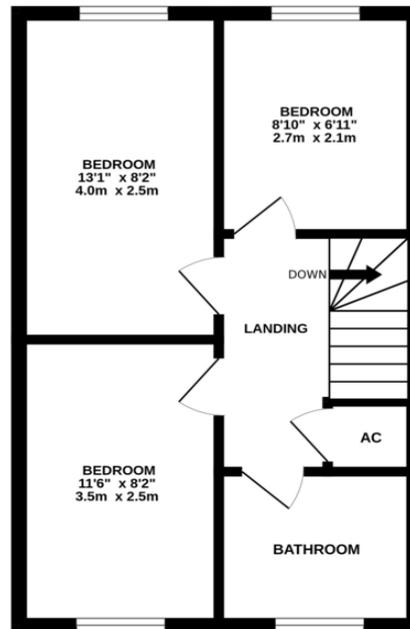
(Located to the left of no.4) Up and over door with driveway in front.



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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 D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 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.