



**Kennedy
& Foster**

94 Hitchin Street
Biggleswade
SG18 8BL

Offers Over £235,000

- SHORT WALK TO TRAIN STATION & TOWN CENTRE
- TWO BEDROOM COTTAGE
- LOUNGE
- MODERN KITCHEN

- FIRST FLOOR BATHROOM
- GAS RADIATOR HEATING
- REAR GARDEN
- CHAIN FREE



Situated a short walk to the train station and town centre. This two bedroom terraced cottage offered for sale with NO UPWARD CHAIN and comprises of a nicely presented lounge, modern kitchen, 2 bedrooms, upstairs bathroom and rear garden. Contact Kennedy & Foster to arrange your viewing.

FRONT DOOR INTO:

LOUNGE

11' 07" x 11' 00" (3.53m x 3.35m) Coving to ceiling, radiator, dado rail, uPVC double glazed window to front, open fire place (STS) with tiled hearth and wood beam over. Door to:

KITCHEN

12' 00" x 8' 10" (3.66m x 2.69m) Modern kitchen wall, base and drawer units with work surface over, white single drainer sink unit with mixer tap, plinth heater, space for washing machine, fridge/freezer and cooker. Built in microwave, uPVC double glazed window to rear and uPVC double glazed door to rear, stairs to first floor landing, tiled floor.

FIRST FLOOR LANDING

Wood Panelling with dado rail over, loft hatch. Doors to:

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m) uPVC double glazed window to front, radiator.

BEDROOM TWO

9' 08" x 8' 05" (2.95m x 2.57m) uPVC double glazed window to rear, radiator.

BATHROOM

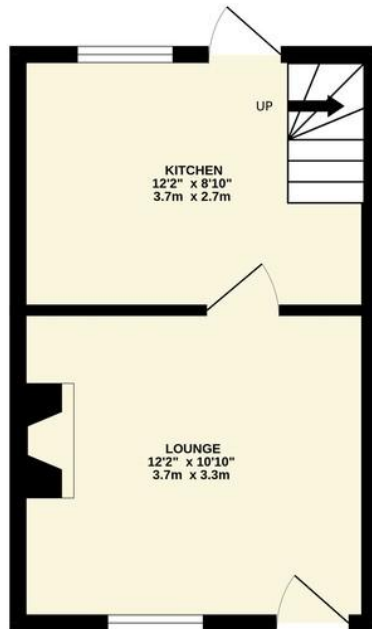
Panelled bath with mixer tap and shower over, vanity basin with drawers under, low level WC, uPVC double glazed frosted window to rear, radiator, storage cupboard housing gas boiler.

REAR GARDEN

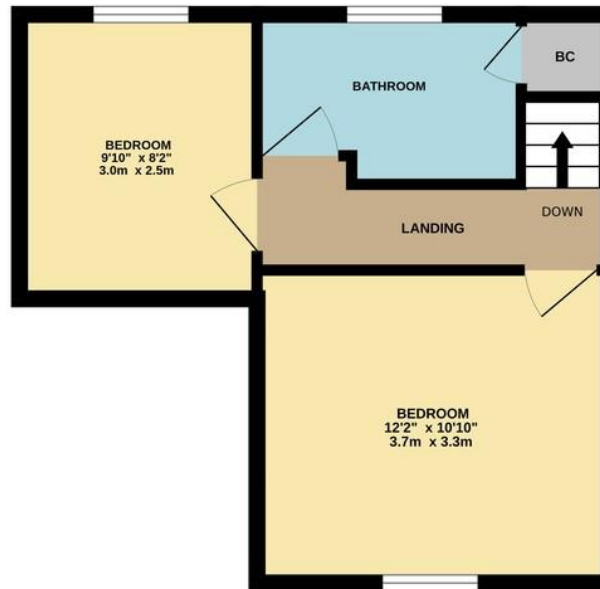
Outside tap, artificial lawn, decking, shed, gated side access leading to front. (neighbour right of way)



GROUND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 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

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	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.