



**Kennedy  
& Foster**

32 The Grove  
Biggleswade  
SG18 8JW  
**£325,000**

- THREE BEDROOM END TERRACE
- CUL DE SAC
- WITHIN WALKING DISTANCE TO TRAIN STATION, TOWN CENTRE AND AMENITIES
- SIDING ONTO GREEN AREA
- LOUNGE/DINER
- BATHROOM
- DRIVE TO FRONT & GARAGE EN BLOCK
- CHAIN FREE



Situated within walking distance of train station and town centre, this 3 bedroom end terrace property is situated at the end of the close siding onto a green area. The property, which is being offered chain free, has the benefit of a drive to front and a garage close by, good size lounge/dining room. Contact K & F the sole agents to arrange your viewing,

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Radiator, stairs to first floor. Door to

#### **LOUNGE/DINING ROOM**

24' 03" x 12' 09" max (7.39m x 3.89m) uPVC double glazed window to front, gas fire (STS), two radiators, understairs cupboard, TV point, tilt and slide patio door to rear garden. Door to:

#### **KITCHEN**

8' 10" x 8' 5" (2.69m x 2.57m) Range of wall, base and drawer units with work surface over, wine rack, space for cooker, extractor hood, space for fridge/freezer and washing machine, stainless steel 1 1/2 bowl sink unit with mixer tap, wall mounted gas boiler (replaced 2 years ago), uPVC double glazed window to rear, tiled floor.

#### **FIRST FLOOR LANDING**

Feature uPVC double glazed window to side overlooking green area and trees. Doors to:

#### **BEDROOM ONE**

12' 09" x 9' 11" (3.89m x 3.02m) Built in linen cupboard, radiator, uPVC double glazed window to front.

#### **BEDROOM TWO**

10' 11" x 9' 9" (3.33m x 2.97m) Radiator, uPVC double glazed window to rear.

#### **BEDROOM THREE**

9' 06" x 5' 10" (2.9m x 1.78m) Radiator, uPVC double glazed window to front, stairs baulkhead.

#### **BATHROOM**

Bath with jets with shower head and hand shower over bath, wash hand basin, low level WC, frosted uPVC double glazed window to rear.

## **FRONT**

Block paved parking, gated side access, lawn.

## **REAR GARDEN**

Slates, raised decking area, outside tap, shrubs, tree, gates side access.

## **GARAGE**

Situated close by to the property.



**COUNCIL TAX BAND**

Tax band B

**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.