



**Kennedy
& Foster**

2 Potton Road
Biggleswade
SG18 0DX
£379,950

- THREE BEDROOM SEMI DETACHED
- REFURBISHED THROUGHOUT
- REFITTED KITCHEN
- REFITTED BATHROOM
- UTILITY CUPBOARD AND CLOAK ROOM
- OFF ROAD PARKING
- CORNER PLOT GARDEN
- NO UPWARD CHAIN

Recently refurbished and offered for sale in beautiful condition throughout. This three bedroom semi detached home occupies a corner plot and also benefits from a cloakroom, utility cupboard, refitted kitchen and bathroom, new flooring and off road parking. Located close to local shops and amenities.

DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor accommodation, wall mounted radiator. Panelled doors to:

LOUNGE

16' 8" max x 10' 10" max (5.08m x 3.3m) uPVC double glazed window to front and rear aspect, twin wall mounted radiator, two ceiling light points.

KITCHEN

uPVC double glazed window to side and rear aspect, uPVC double glazed door to garden, wall mounted radiator, spotlights to ceiling. Range of eye level and base units with marble effect work surface over, Herringbone style tiled splash back, built in oven with electric hob and extractor over. Composite sink and drainer unit, built in cupboard, built in cupboard housing hot water cylinder and space for washing machine and frosted uPVC double glazed window panel to front aspect. Panelled door to:

CLOAKROOM

Close coupled WC, pedestal mounted wash hand basin.

FIRST FLOOR LANDING

uPVC double glazed window to rear aspect, wall mounted radiator, access to loft space. Panelled doors to:

BEDROOM

9' 10" (14' 1") x 8' 9" (3m x 2.67m) Twin uPVC double glazed windows to front aspect, wall mounted radiator.

BEDROOM

9' 3" (excluding door recess) x 8' 8" (2.82m x 2.64m) uPVC double glazed windows to front aspect, wall mounted radiator.

BEDROOM

7' 10" x 7' 5" (2.39m x 2.26m) uPVC double glazed windows to rear aspect, wall mounted radiator.

BATHROOM

Frosted uPVC double glazed windows to front aspect, panelled bath with shower and hand held shower attachment, Close coupled WC, vanity unit with drawers under wash hand basin, tiled splash back, wall mounted heated towel rail.

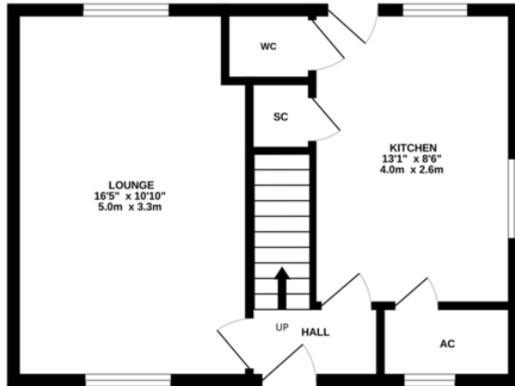
OUTSIDE REAR AND SIDE

Hardstanding patio with pathed areas, garden mainly laid to lawn and enclosed by timber panel fencing, gated access to front, gated access to driveway.

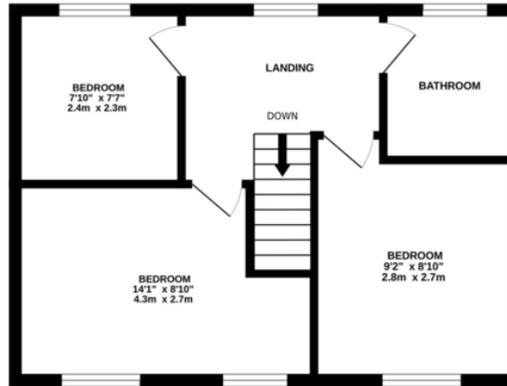
FRONT

Garden mainly laid to lawn and enclosed by picket fencing with gate.

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 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		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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