



**Kennedy
& Foster**

11 Tansey End

Biggleswade

SG18 8WL

£325,000

- WELL PRESENTED MID TERRACE
- BUILT AS A THREE BEDROOM NOW OFFERS TWO DOUBLES (CAN BE PUT BACK TO THREE BEDROOMS)
- SPACIOUS LOUNGE
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM AND FIRST FLOOR BATHROOM
- PARKING FOR TWO CARS
- ATTRACTIVE GARDEN
- CHAIN FREE



This well presented mid terrace property was built as three bedrooms but now offers two double bedrooms (which could easily be put back to three bedrooms) This lovely home has the benefit of: Cloakroom, lounge/diner, conservatory, kitchen, bathroom to first floor, attractive rear garden and block paved parking for two cars. The property is to be found on the popular Saxon Gate area and is worthy of an early viewing. Contact K&F, the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, radiator, laminate flooring. Doors to:

CLOAKROOM

Low level WC, pedestal basin, frosted uPVC double glazed window to front, radiator, coving to ceiling.

KITCHEN

9' 4" x 7' 9" (2.84m x 2.36m) Wall, base and drawer units with work surfaces over, space for fridge/freezer, cooker, washing machine and dishwasher. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, wall mounted boiler, coving to ceiling, uPVC double glazed window to front.

LOUNGE/DINING ROOM

14' 08" max x 14' 05" (4.47m x 4.39m) Understairs cupboard, coving to ceiling, two radiators, uPVC double glazed window and French doors to:

CONSERVATORY

11' 10" x 9' 5" (3.61m x 2.87m) Karndean flooring, radiator, insulated roof, uPVC double glazed window & French doors to rear garden.

FIRST FLOOR LANDING

Access to loft with light, ladder and partly boarded. Doors to:

BEDROOM

15' 08" x 8' 03" (4.78m x 2.51m) uPVC double glazed window to front, radiator, coving to ceiling, wardrobes.

BEDROOM

14' 08" max x 9' 6" min (4.47m x 2.9m) Two radiators, two uPVC double glazed windows to rear, coving to ceiling, two doors leading to landing. Was originally a three bedroom property, this bedroom can easily be put back to provide this.

BATHROOM

Panelled bath with shower over, WC, vanity basin, fitted cupboard, extractor fan, shower point, heated towel rail, coving to ceiling.

OUTSIDE

FRONT GARDEN

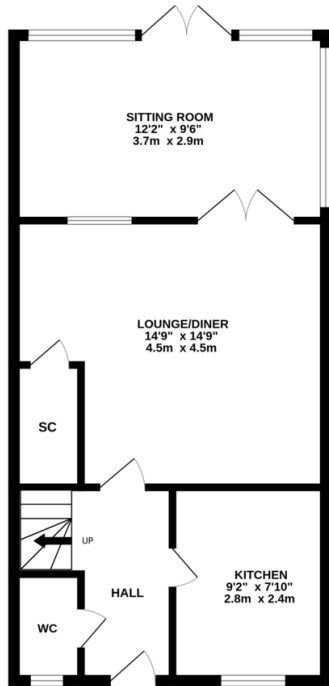
Outside tap, block paved double width driveway for two cars.

REAR GARDEN

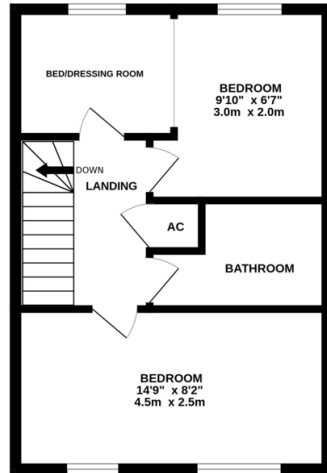
Paved patio. laid to lawn, shed, gated access leading to front, water butt.



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	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.