



**Kennedy
& Foster**

41 Havelock Road
Biggleswade
SG18 0DH
£379,950

- EXTENDED SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- CLOAKROOM
- 3 GOOD SIZE BEDROOMS
- BATHROOM
- GARAGE & PARKING
- CHAIN FREE



DOUBLE STOREY EXTENSIONS TO FRONT & REAR making this a very spacious semi-detached property that is in need of some updating. The property is positioned within easy reach of the railway station and town centre, has excellent parking and a garage. Offering downstairs cloakroom, 2 reception rooms, kitchen, 3 very good size bedrooms and a bathroom (note the sizes). Contact K & F, the sole agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Coving to ceiling, stairs to first floor, understairs storage, uPVC double glazed window to side, larder cupboard. Door to:

CLOAKROOM

Radiator, wash hand basin, low level WC, built in double cupboard with hanging rail.

DINING ROOM

13' 03" x 11' 05" (4.04m x 3.48m) uPVC double glazed bay window to front, TV point, radiator, coving to ceiling.

LOUNGE

22' 00" x 10' 7" (6.71m x 3.23m) Radiator, tilt & turn uPVC double glazed patio door, coving to ceiling, TV point, gas fire (STS).

KITCHEN

18' 06" x 6' 05" (5.64m x 1.96m) Wall, base and drawer units with work surface over, uPVC double glazed window to side and uPVC double glazed door and window to rear, wall mounted gas boiler, built in oven, hob, space for fridge, freezer, washing machine and tumble dryer. Double bowl, sink unit with mixer tap, coving to ceiling, radiator.

FIRST FLOOR LANDING

uPVC double glazed window to rear, coving to ceiling, double doors to airing cupboard with cylinder and shelving, loft hatch. Doors to:

BEDROOM

22' 01" x 10' 10" (6.73m x 3.3m) Fitted bedroom furniture and drawers, radiator, uPVC double glazed window to rear, vanity basin with cupboard under, coving to ceiling.

BEDROOM

11' 03" x 11' 03" (3.43m x 3.43m) Radiator, coving to ceiling, uPVC double glazed window to front, fitted wardrobes.

BEDROOM

16' 11" x 7' 09" max (5.16m x 2.36m) Radiator, uPVC double glazed window to front, radiator, coving to ceiling.

4 PIECE BATHROOM

14' 00" x 6' 00" (4.27m x 1.83m) Bath with mixer tap, shower cubicle, low level WC, frosted uPVC double glazed window to rear, radiator, vanity basin with cupboard under.

OUTSIDE

FRONT GARDEN

Double gates opening to paved parking for numerous cars.

DRIVEWAY LEADING TO:

GARAGE

20' 05" x 9' 04" (6.22m x 2.84m) Electric roll up door, power and light, eaves storage.

REAR GARDEN

Gated side access to front, lawn, patio area, personnel door to garage, outside tap, water butt.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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.