



**Kennedy
& Foster**

26 Kitelands Road

Biggleswade

SG18 8NX

£325,000

- 2 BEDROOM SEMI DETACHED BUNGALOW
- IN NEED OF SOME UPDATING HENCE THE PRICE
- CONVENIENTLY LOCATED
- LOUNGE
- SHOWER ROOM
- GARAGE AND DRIVEWAY
- ATTRACTIVE GARDENS
- CHAIN FREE



Nicely located 2 double bedroom semi-detached bungalow has the benefit of a garage and driveway providing ample parking. This chain free property comprises: Entrance hall, 2 double bedrooms, shower room, lounge and kitchen and with a personnel door to garage giving great potential (stpp) if required. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator. Loft access with loft ladder. Cupboard housing consumer unit. Door to:

LOUNGE

14' 06" x 12' 02" (4.42m x 3.71m) Coving to ceiling. Radiator. uPVC double glazed sliding patio doors to rear garden. Log live flame effect electric plug in fireplace with wooden surround.

KITCHEN

9' 06" x 7' 11" (2.9m x 2.41m) Wall, base and drawer units work surfaces over. Stainless steel single drainer sink unit with mixer tap over. Space for dish washer, fridge freezer and cooker. Cupboard housing gas boiler. Storage cupboard. Airing cupboard. Personnel door to garage. uPVC double glazed window to rear.

BEDROOM ONE

13' 06" x 12' 01" (4.11m x 3.68m) uPVC double glazed window to front. Coving to ceiling. Radiator.

BEDROOM TWO

10' 06" x 9' 08" (3.2m x 2.95m) uPVC double glazed window to front. Coving to ceiling. Radiator.

SHOWER ROOM

Shower cubicle, wash hand basin with cupboards under, concealed cistern low level WC, frosted uPVC double glazed window to side.

OUTSIDE

FRONT GARDEN

Shingled, shrubs and flowers.

DRIVEWAY TO:

GARAGE

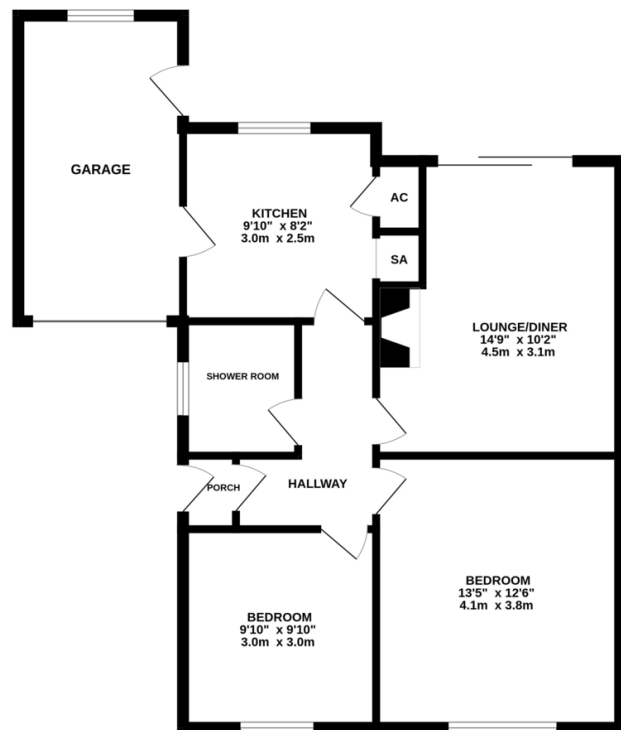
16' 02" x 10' 02" (4.93m x 3.1m) Up and over door.
Power and light. Space for washing machine. Window
to rear, door to kitchen. Door to rear garden.

REAR GARDEN

Shingle, shrubs, side access to front, patio area, water
butt.



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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.