



**Kennedy
& Foster**

29 Fairfield Road
Biggleswade
SG18 0BS
£325,000

- TWO DOUBLE BEDROOMS
- WELL PRESENTED END TERRACE COTTAGE
- SEPARATE RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- CELLAR
- WEST FACING GARDEN
- OFF ROAD PARKING
- NO UPWARD CHAIN



A well presented end terrace cottage benefiting from a well tended west facing garden and off road parking. Offered for sale with no upward chain the property also boasts separate reception rooms, two double bedrooms and a first floor bathroom. Early viewing is advised to avoid disappointment.

DOUBLE GLAZE COMPOSITE FRONT DOOR INTO:

PORCH

Quarry tiled floor, uPVC double glazed window to side aspect. Wooden door into:

LOUNGE

11' 2" max x 10' 9" (3.4m x 3.28m) uPVC double glazed window to front aspect, wall mounted radiator, brick built fireplace with display shelving to both sides, recess for electric wood burning style stove with brick hearth, wall light point. Wood panel door to:

INNER HALL

Stairs rising to first floor. Wood panelled door to:

DINING ROOM/SNUG

12' 0" x 10' 3" min (3.66m x 3.12m) uPVC double glazed window to rear aspect, wall mounted radiator, tiled floor, brick built fireplace and hearth with recess for electric wood burner style stove, built in cupboard with brick steps down to cellar. Door way and step down to:

KITCHEN

9' 11" x 6' 11" (3.02m x 2.11m) uPVC double glazed window to side aspect, double glazed composite door to rear garden. Range of fitted shaker style eye level and base units with contrasting work surface over and tiled splash back. Electric Neff induction hob with stainless steel chimney style extractor over, built in Neff double oven at eye level, kick plinth fan heater, 1 1/2 bowl sink and drainer unit, integrated fridge, freezer and washing machine, tiled floor.

CELLAR

10' 6" x 10' 2" (3.2m x 3.1m) Ceiling height 6ft, UPVC sky light unit to front (currently not in use).

FIRST FLOOR LANDING

Panelled doors to:

BEDROOM

11' 2" max x 10' 9" (3.4m x 3.28m) uPVC double glazed window to front aspect, wall mounted radiator, recess chimney display shelf, built in cupboard (with access to loft space).

BEDROOM

11' 11" x 11' 2" (3.63m x 3.4m) uPVC double glazed window to rear aspect, wall mounted radiator, fitted bedroom furniture to one wall. Panelled door and stepdown to:

BATHROOM

Frosted uPVC double glazed window to rear aspect. Wood panelled bath with Triton shower, close coupled WC, pedestal mounted wash hand basin, wall mounted radiator, wall light with shaver socket, tiled splash back, wood laminate floor, built in cupboard housing hot water combi boiler and linen shelving.

FRONT

Block paved driveway for one car, garden mainly laid to patio

REAR GARDEN

Step out on to block paved area, door to WC with wash hand basin and double glazed window. Gated right of way access across rear of 27 and 25. Shed with power and housing tumble dryer, green house and pigeon L shape pigeon coop. Large well tended garden comprising on paved and shingled areas with trellis, plants and seating area.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
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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.