





Kennedy & Foster

112 Drove Road

Biggleswade

SG18 0HJ

£390,000

- WELL PRESENTED CHARACTER SEMI
- WALKING DISTANCE OF TRAIN STATION & TOWN CENTRE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN, UTILITY AND BREAKFAST AREA
- CLOAKROOM AND FAMILY BATHROOM
- LARGE GARDEN WITH OUTSIDE OFFICE
- PARKING







This well presented 3 bedroom semi-detached character property is situated within walking distance of the train station and town centre and must be viewed to fully appreciate the large rear garden, outside office, parking and accommodation that comprises of: Entrance hall, lounge, dining room, kitchen, utility/breakfast area, cloakroom, 3 bedrooms and a bathroom. Contact Kennedy & Foster to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL
Tiled flooring, radiator, stairs to first floor, coving to ceiling, wall mounted cupboard housing fuse box and meter. Doors to:

LOUNGE
12' 07" x 11' 3" (3.84m x 3.43m) uPVC double glazed bay window to front, picture rail, double radiator, feature fire place, under floor heating.

DINING ROOM
11' 10" x 11' 7" (3.61m x 3.53m) Tiled floor, radiator, uPVC double glazed French doors to rear garden and uPVC double glazed window to side, coving to ceiling, under stairs storage cupboard.

KITCHEN
9' 1" x 8' 9" (2.77m x 2.67m) Wall, base and drawer units with works surfaces over, butler sink, integrated washing machine and dishwasher, double oven. Electric hob extractor, hood over, uPVC double glazed window to side, tiled flooring, uPVC double glazed window to side, uPVC double glazed French doors to:

UTILITY/BREAKFAST ROOM
6' 10" x 6' 3" (2.08m x 1.91m) Velux window, uPVC double glazed French doors to rear garden, American style fridge/freezer, double radiator, door to storage cupboard housing boiler. Door to:

CLOAKROOM
Low level W.C, wash hand basin, uPVC double glazed frosted window to side.

FIRST FLOOR LANDING
Access to loft hatch, partially boarded with ladder and light. Coving to ceiling. Doors to:

BEDROOM ONE
14' 6" x 10' 10" (4.42m x 3.3m) Two uPVC double glazed windows to front, double radiator, feature fire place.

BEDROOM TWO
9' 01" x 8' 01" (2.77m x 2.46m) uPVC double glazed window to rear, radiator, coving to ceiling.

BEDROOM THREE
9' 3" x 8' 10" (2.82m x 2.69m) uPVC double glazed window to rear, double radiator, coving to ceiling.

FULLY TILED BATHROOM
'P' shaped bath with mixer tap and shower over, low level W.C, pedestal basin, heated towel rail, uPVC double glazed frosted window to rear.

OUTSIDE

FRONT
Shingled parking area, block paved shared driveway leading to double gates into:

LARGE REAR GARDEN
Large block paved patio, brick outbuilding, laid to lawn, flower beds, outside tap, electric double socket, shed, pallet seating area.

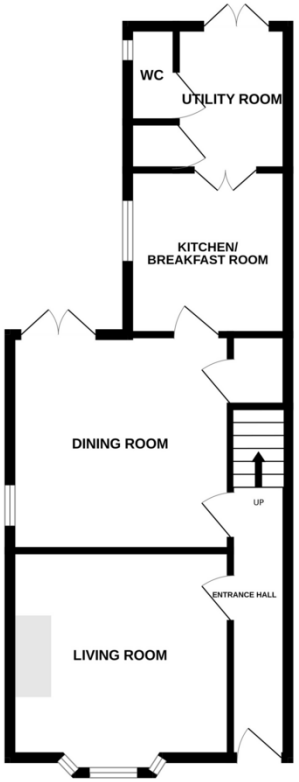
OFFICE/GAME ROOM
10' 6" x 7' 4" (3.2m x 2.24m) Power, light and uPVC double glazed windows.



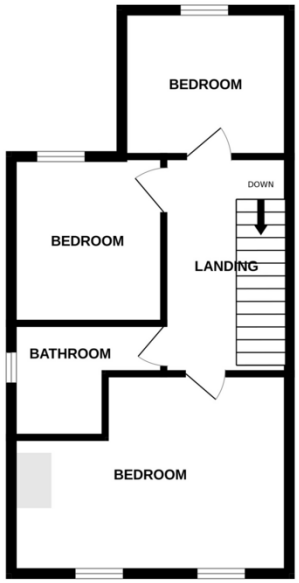




GROUND FLOOR



1ST FLOOR



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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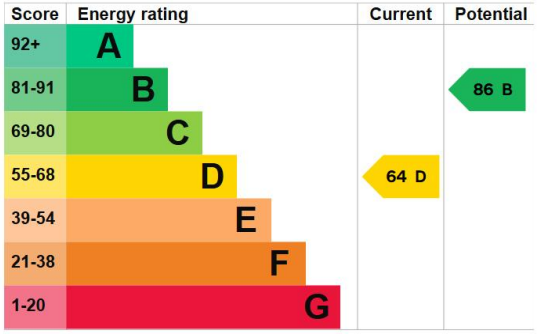
COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY



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.