



**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**

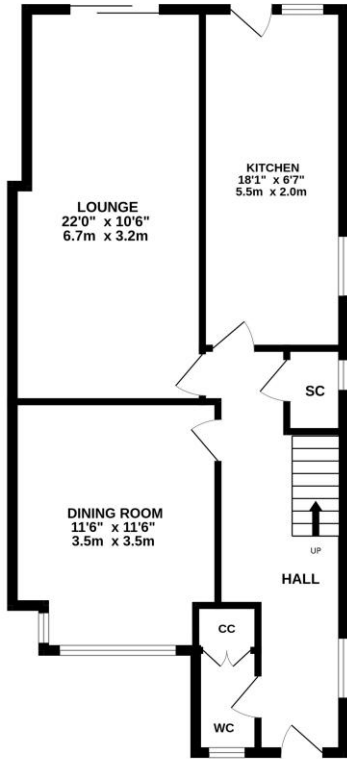
20' 05" x 9' 04" (6.22m x 2.84m) Electric roll up door, power and light, eaves storage.

### **REAR GARDEN**

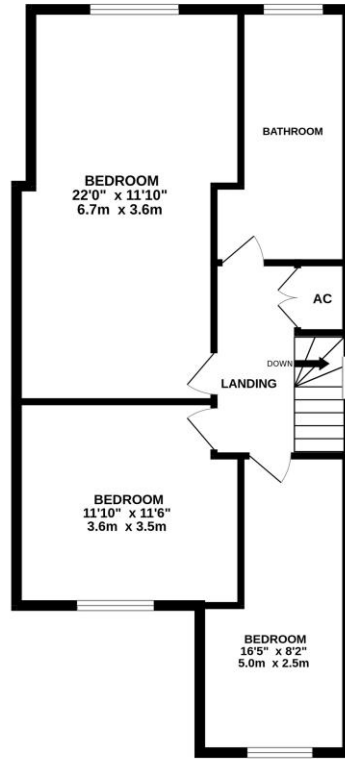
Gated side access to front, lawn, patio area, personnel door to garage, outside tap, water butt.



GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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.