



**Kennedy
& Foster**

6 Exmoor Avenue
Biggleswade
SG18 0FN
£375,000

- THREE DOUBLE BEDROOMS
- END TERRACE HOME
- ACCOMMODATION ON THREE LEVELS
- CLOAKROOM
- FOUR PIECE BATHROOM
- ENSUITE
- GARAGE AND ALLOCATED PARKING
- SITUATED ON THE MAYTHORN DEVELOPMENT



A well proportioned three-bedroom home offering accommodation over three floors. Located on the sought after The Maythorns Development, the property benefits from a cloakroom, four price family bathroom and en suite, garage and allocated parking. Early viewing is advised to avoid disappointment.

DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

LVT floor, stairs to first floor accommodation, wall mounted radiator. Panelled doors to:

CLOAKROOM

Closed coupled WC, LVT floor, wall mounted corner wash hand basin with tiled splash back, wall mounted radiator.

KITCHEN

10' 8" x 8' 4" min (3.25m x 2.54m) uPVC double glazed window to front aspect. Range of fitted eye level and base units with work surface over, stainless steel sink and drainer unit, built in double oven with 5 burner gas hob, stainless steel splash back and chimney style extractor over. Cupboard housing wall mounted boiler, space for washing machine, dishwasher and fridge/freezer.

LOUNGE/DINER

15' 6" max x 14' 8" (4.72m x 4.47m) uPVC double glazed doors to garden, uPVC double glazed window to side aspect, wood laminate floor, two wall mounted radiators, built in cupboard.

FIRST FLOOR LANDING

Built in cupboard housing hot water cylinder, glazed panel door to inner landing. Panelled doors to:

BEDROOM

12' 9" max x 8' 8" (3.89m x 2.64m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM

12' 8" x 9' 0" (3.86m x 2.74m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

Obscured uPVC double glazed window to front aspect. Panelled bath, walk in shower, close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted heated towel rail.

INNER LANDING

Stairs to second floor landing, uPVC double glazed window to front aspect, built in cupboard under stairs.

BEDROOM

18' 11" x 11' 3" (5.77m x 3.43m) Two double glazed Velux window to rear aspect, uPVC double glazed window to front aspect, fitted wardrobes. Two wall mounted radiators. Panelled door to:

ENSUITE

Walk in double shower, pedestal mounted wash hand basin, close coupled WC, wall mounted heated towel rail, tiled splash back.

OUTSIDE REAR

Paved patio with garden mainly faux lawn. Enclosed by timber panel fencing and brick wall, gated access to parking.

GARAGE EN BLOC

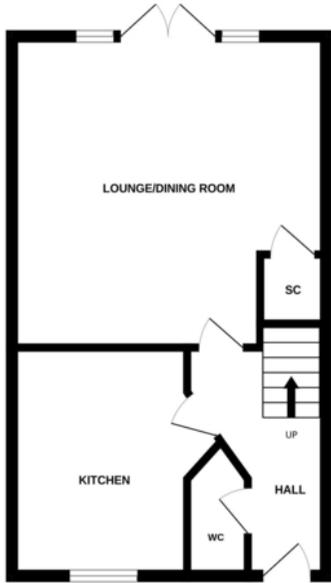
Up and over door, one allocated parking.

AGENT NOTES

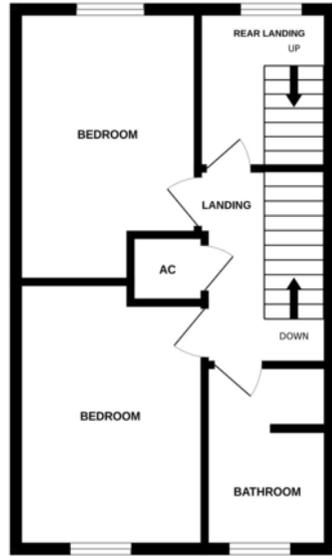
Development Charge - £342.54 per annum



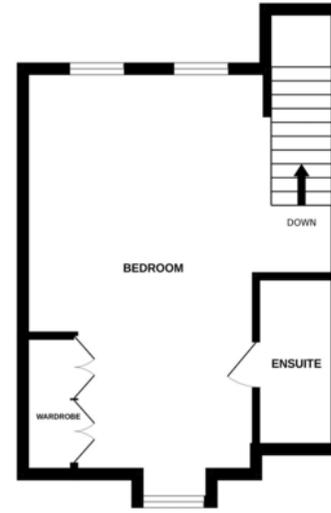
GROUND FLOOR



1ST FLOOR



2ND 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.