



**Kennedy
& Foster**

75 Mead End
Biggleswade
SG18 8JP
£375,000

- MOVE IN READY
- IDEALLY LOCATED FOR TOWN CENTRE AND TRAIN STATION
- STYLISH REFITTED KITCHEN & BATHROOM
- SEMI DETACHED
- 3 BEDROOMS
- PARKING FOR 3 CARS
- REPLASTERED WALLS & CEILINGS
- REFITTED COMBI BOILER



Located in a popular residential area of Biggleswade offering shops, supermarkets, cafés, leisure facilities, schools and a railway line providing direct access into London making it perfect for commuters, this beautifully refurbished home offers superb opportunity to purchase a property that is truly ready to move into. The current owners have carried out many improvements creating a fresh modern living space throughout. Early viewing recommended.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator. Cupboard housing consumer unit and meter. Stairs to first floor with storage cupboard under. uPVC double glazed window to side. Doors to:

LOUNGE

13' 6" x 12' 8" (4.11m x 3.86m) Brick built in working fireplace. uPVC double glazed window to front, radiator, fitted storage unit.

KITCHEN/DINING ROOM

19' 03" x 10' 03" (5.87m x 3.12m) Wall, base and drawer units with work surfaces over. Built in electric oven and induction hob and extractor over. Space for washing machine. Breakfast bar. Laminate flooring. Double radiator. uPVC double glazed French doors to rear and uPVC double glazed window. Door to side.

FIRST FLOOR LANDING

Carpeted, access to insulated partly boarded loft space with ladder, light and housing wall mounted gas boiler. Airing cupboard with shelving. uPVC double glazed window to side. Doors to:

BEDROOM ONE

12' 0" x 9' 06" (3.66m x 2.9m) uPVC double glazed window to front. Radiator. Built in double wardrobe with hanging rail and shelf.

BEDROOM TWO

11' 04" x 9' 06" (3.45m x 2.9m) uPVC double glazed window to rear. Covling to ceiling. Built in cupboard with hanging rail, radiator, double Thermat blackout fitted blind.

BEDROOM THREE

9' 0" x 8' 0" (2.74m x 2.44m) uPVC double glazed window to rear. Built in storage cupboard. Radiator. Double Thermat fitted day to night blind.

BATHROOM

uPVC windows to rear aspect, vertical radiator, bath with shower over and handheld shower, lino to flooring, WC, basin with storage and mirror over, half tiled.

OUTSIDE

FRONT GARDEN

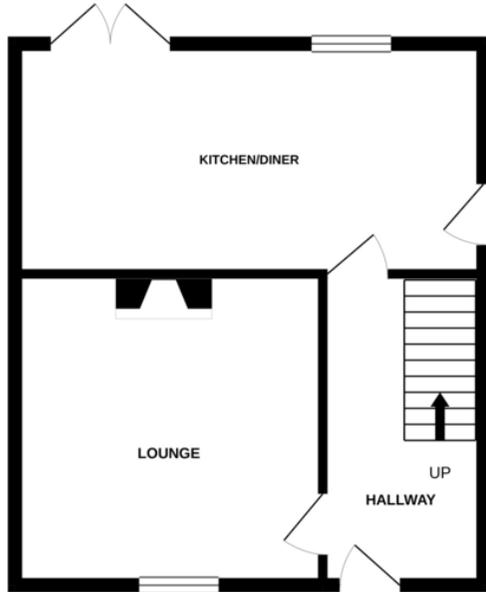
Walled garden, lawns, flower and shrub beds, gated side access to rear garden. Block paved driveway leading to:

REAR GARDEN

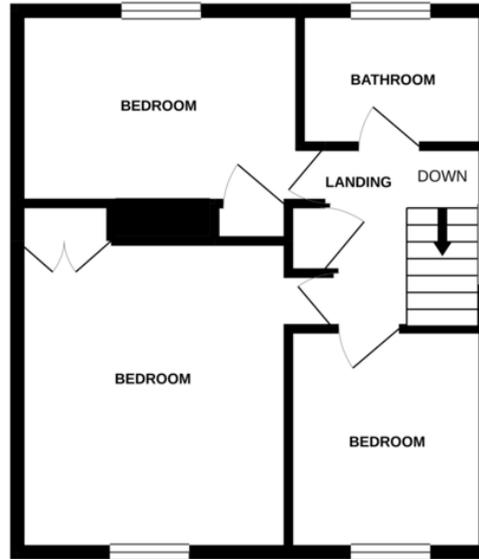
Generous sized garden, mainly laid to lawn, flower and shrubs, brick outbuilding.



GROUND FLOOR
39.2 sq.m. (422 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 78.5 sq.m. (845 sq.ft.) 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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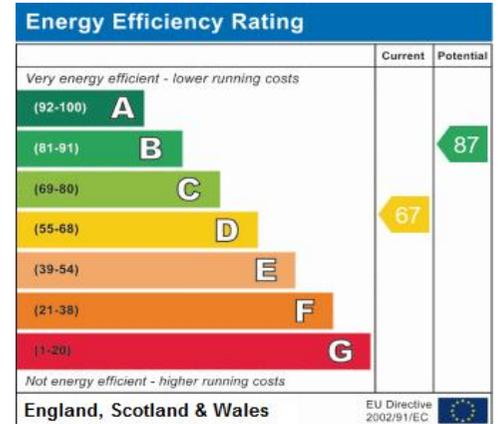
COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY



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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.