



**Kennedy
& Foster**

14 Banks Road
Biggleswade
SG18 0DY
£325,000

- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOME
- SEPARATE RECEPTION ROOMS
- DOUBLE GLAZING AND GAS RADIATOR HEATING
- FOUR PIECE BATHROOM
- ATTRACTIVE SOUTH WEST FACING GARDEN
- NO UPWARD CHAIN
- NO WALKING DISTANCE TO TOWN, LOCAL SHOPS AND STATION



Offered for sale with no upward chain, this semi detached home also benefits from three double bedrooms, separate reception rooms and four piece bathroom. Located within walking distance to town and local shops, the property also benefits from a south west facing garden. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY

Wood laminate floor, stairs rising to first floor accommodation. Glazed panelled doors to:

LOUNGE

11' 10" max x 10' 10" into bay 13' 6"(3.61m x 3.3m) uPVC double glazed bay window to front aspect, two wall mounted radiators, wood laminate floor, electric (plug in) fire, coving to ceiling.



DINING ROOM

11' 10" x 10' 10" (3.61m x 3.3m) uPVC double glazed door to garden, wood laminate floor, wall mounted radiator, built in cupboard, coving to ceiling. Archway to:

KITCHEN

13' 5" x 7' 5" (4.09m x 2.26m) uPVC double glazed window to side aspect, wall mounted boiler. Range of fitted eye level and base units with wooden work surface over. Butler style sink, tiled splash back, built in double oven at eye level, 5 burner gas hob with stainless steel chimney style extractor over, space for fridge/freezer, dishwasher, washing machine and dryer, tiled floor. Opening to:



REAR HALL

Frosted uPVC double glazed window to garden, tiled floor. Wood panelled door to:

BATHROOM

uPVC double glazed frosted window, vanity unit with wash hand basin, close coupled WC. Panelled bath with shower attachment, shower unit with electric shower, wall mounted heated towel rail, tiled surround, tiled floor.

FIRST FLOOR LANDING

Wall mounted radiator, access to loft space. Panelled doors to:

BEDROOM

11' 11" x 10' 11" (3.63m x 3.33m) uPVC double glazed window to front aspect, built in cupboard housing hot water cylinder, wall mounted radiator, coving to ceiling.

BEDROOM

10' 11" x 8' 4" (3.33m x 2.54m) uPVC double glazed window to rear aspect, coving to ceiling, wall mounted radiator.

BEDROOM

13' 4" x 7' 5" (4.06m x 2.26m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor.

OUTSIDE

REAR GARDEN

Garden mainly laid to patio with paved path and shingled areas, faux lawn. Raised flower and vegetable beds, gated access to front.

OUTSIDE SHED (BRICK BUILT)

With window to garden.

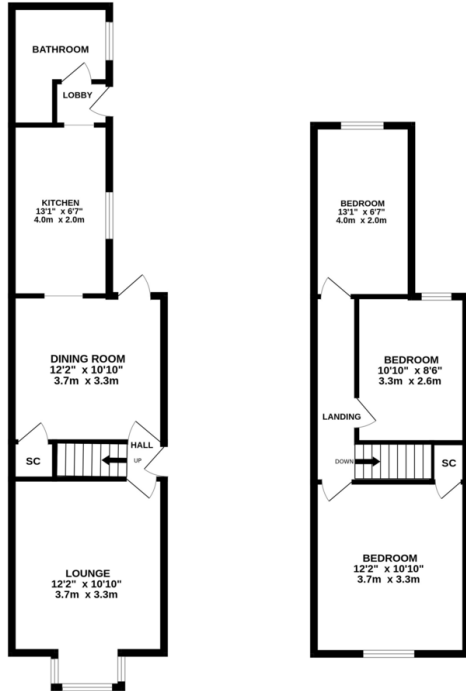
FRONT

Shingle and paved areas with path to front door, enclosed by low level fencing and wall with gate.



GROUND FLOOR
509 sq ft. (47.3 sq m.) approx.

1ST FLOOR
426 sq ft. (39.6 sq m.) approx.



TOTAL FLOOR AREA: 935 sq ft. (86.9 sq m.) 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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.