



**Kennedy
& Foster**

178 Shortmead Street

Biggleswade

SG18 0BL

OIRO £365,000

- FULL OF CHARACTER AND CHARM
- UNIQUE SEMI DETACHED PERIOD PROPERTY
- THREE BEDROOMS
- THREE RECEPTIONS ROOMS
- KITCHEN
- VERSATILE
- PARKING FOR TWO CARS
- SITUATED NEAR RIVER IVEL AND COUNTRY WALKS



This unique presented three bedroom semi detached property offers charm and character including beams and two open fireplaces. The property offers versatile accommodation, parking for two cars and is ideally located River Ivel and countryside walks. A viewing comes highly recommended by Kennedy & Foster, the Sole Agents to fully appreciate this property.

FRONT DOOR INTO

LOUNGE

13' 03" x 12' 00" (4.04m x 3.66m) Cast Iron open fireplace, cupboard and shelving to side, gas and electric meter. Laminate flooring, radiator, uPVC double glazed window to front. Opening to:

KITCHEN

13' 7" narrowing to 11' 03" x 8' 0" (4.14m x 2.44m) Wall, base and drawer units with work surface over. Butler sink, space for washing machine, dishwasher, fridge/freezer and cooker, wall mounted combi boiler, storage storage, uPVC double glazed window to rear, door to rear garden, stairs to first floor, radiator.

DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m) uPVC double glazed window to front, Cast Iron open fireplace, radiator. Step down to:

SNUG/PLAYROOM

8' 7" x 6' 3" (2.62m x 1.91m) Radiator, uPVC double glazed French doors to:

CONSERVATORY

9' 10" x 9' 0" (3m x 2.74m) Double doors to rear garden, power and light.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13' 05" x 12' 00" (4.09m x 3.66m) Two uPVC double glazed windows to front, radiator, feature Cast Iron fireplace.

BEDROOM TWO

12' 01" x 10' 01" (3.68m x 3.07m) uPVC double glazed window to front, radiator, loft hatch mainly boarded with ladder.

BEDROOM THREE

11' 04" x 8' 0" (3.45m x 2.44m) Feature Cast Iron fireplace, uPVC double glazed window to front, radiator.

REFITTED BATHROOM

Panelled bath with mixer tap, rainwater shower over and hand held shower, vanity basin with cupboard under, low level WC, heated towel rail, frosted uPVC double glazed window to rear.

FRONT GARDEN

Pathway to front door, shingle, gated access to rear garden.

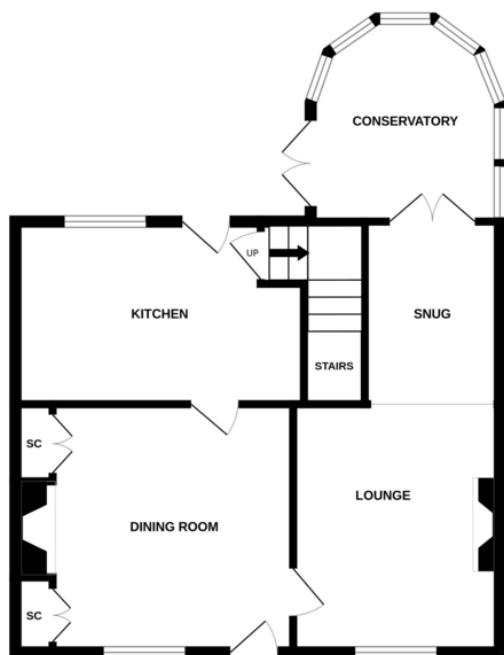
DOUBLE WIDTH DRIVE WITH PARKING FOR TWO VEHICLES

REAR GARDEN

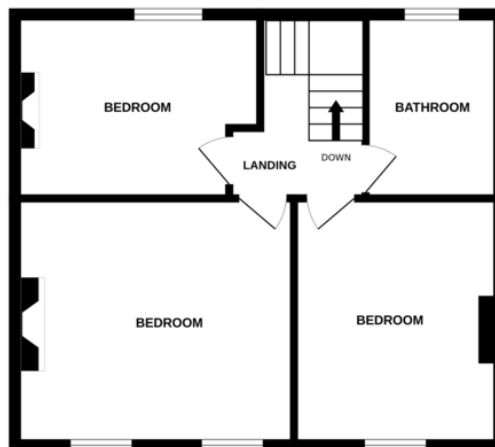
Artificial lawn, step up to patio area, bark, outside tap, gated front and rear access, electric point.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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 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		88 B
69-80	C		
55-68	D	60 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.