



**Kennedy
& Foster**

3 Havelock Road

Biggleswade

SG18 0DB

£347,000

- 3 BEDROOM SEMI DETACHED
- 2 RECEPTION ROOMS
- REFITTED KITCHEN
- REFITTED 4 PIECE BATHROOM
- EN-SUITE
- LONG REAR GARDEN WITH OUTSIDE OFFICE
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- CHAIN FREE



This character semi detached property is situated within walking distance to the train station and town centre. The property offers: 2 reception rooms, refitted kitchen, refitted 4 piece bathroom, en suite shower room a long rear garden with a wooden office to rear. The property has the benefit of gas radiator central heating and double glazing. Contact Kennedy & Foster to arrange your viewing on this chain free property.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

LOUNGE

12' 06" x 9' 11" (3.81m x 3.02m) Inset electric live flame fire and beam over. Vertical radiator, wooden and tiled flooring, uPVC double glazed window to front, cupboard housing meter and consumer unit. Door to:

DINING ROOM

12' 05" x 10' 03" (3.78m x 3.12m) Feature iron cast fireplace with wooden surround and mantle, stairs to first floor landing, uPVC double glazed window to rear, wood flooring. Opening to:

REFITTED KITCHEN

9' 11" x 6' 09" (3.02m x 2.06m) Wall, base and drawer unit with work surfaces over, pull out spice drawer and pullout under cupboards, plinth heater, space for fridge/freezer and dishwasher, combi boiler, single drainer sink unit with mixer tap, uPVC double glazed window to side, tiled floor. Opening to:

REAR LOBBY

uPVC double glazed door to side, space for washing machine and plumbing. Door to:

REFITTED FOUR PIECE BATHROOM

Free standing double ended bath with wall mounted mixer tap, low level W/C, circular wash hand basin with cupboard under, extractor fan, heated towel rail, uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to part boarded & Insulated loft space. Doors to:

BEDROOM ONE

9' 11" x 9' 03" (3.02m x 2.82m) Walk in double wardrobe with hanging rails and storage, radiator, uPVC double glazed window to front. Sliding door to:

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin with mixer tap and cupboard under, low level W/C, extractor fan, heated towel rail.

BEDROOM TWO

10' 4" x 9' 05" (3.15m x 2.87m) uPVC double glazed window to rear, vertical radiator.

BEDROOM THREE

9' 11" x 6' 10" (3.02m x 2.08m) uPVC double glazed window to rear, vertical radiator.

OUTSIDE

FRONT GARDEN

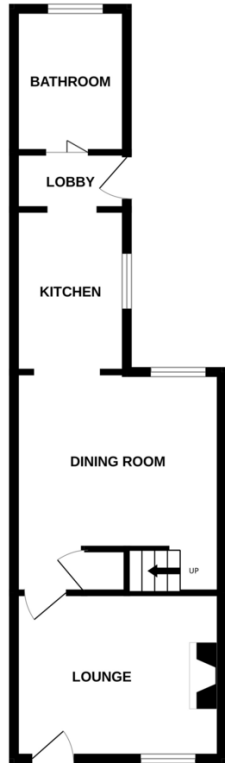
Enclosed front garden, shingle pathway, shared gate side access leading to garden, gate into rear garden.

LONG REAR GARDEN

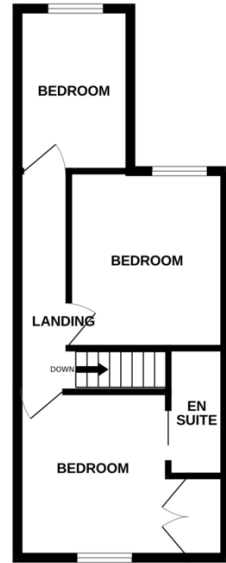
Shrubs and barked beds, outside tap, patio area, block paved pathway, laid to lawn, out building with power & light ideal for many uses including office or craft room. Utility shed beside it with power and light.



GROUND FLOOR



1ST 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

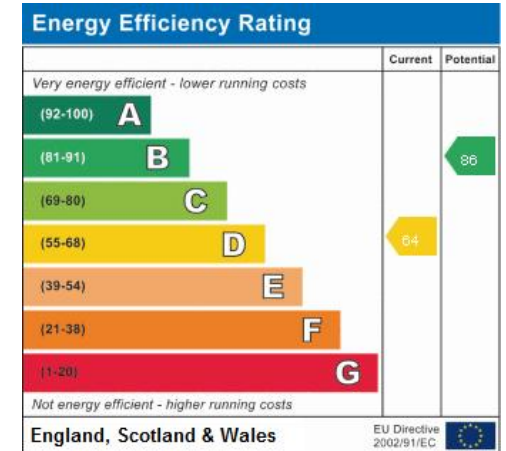
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

2 Market House
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.