



**Kennedy  
& Foster**

18 Honeysuckle Close

Biggleswade

SG18 8ST

**£300,000**

- TWO BEDROOMS
- END TERRACE HOME
- WELL PRESENTED THROUGHOUT
- LOUNGE/DINER
- SOUTH WEST FACING GARDEN
- CLOSE TO SAXON GATE LEISURE CENTRE AND SHOPS
- DOUBLE GLAZING
- ALLOCATED



A two bedroom end terrace home located close to the Saxon Gate Leisure Centre and shops. This well presented house offers an attractive kitchen, lounge/diner, built in wardrobes to the main bedroom, double glazing, allocated parking and a good size south west facing garden. Early viewing is advised to avoid disappointment.

#### **UPVC DOUBLE GLAZED DOOR INTO:**

#### **ENTRANCE HALL**

Wood laminate floor, stairs rising to first floor accommodation, wall mounted electric radiator, panelled door to lounge. Doorway to:

#### **KITCHEN**

10' 3" x 5' 10" (3.12m x 1.78m) uPVC double glazed window to front aspect. Range of fitted shaker style eye level and base units with work surface over, tiled splash back, stainless steel sink and drainer unit, built in oven with electric hob and stainless steel chimney style extractor over, under cupboard lighting, space for washing machine and fridge/freezer, tiled floor, recess spotlights to ceiling.

#### **LOUNGE/DINER**

12' 10" x 12' 2" (3.91m x 3.71m) uPVC double glazed window and French doors to garden, wall mounted electric radiator, wood laminate floor, built in cupboard.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to side aspect, access to loft space, built in cupboard housing hot water cylinder. panelled doors to:

#### **BEDROOM**

11' 4" x 9' 2" (extending to 12' 2" into recess) (3.45m x 2.79m) Twin uPVC double glazed windows to front aspect, wall mounted electric radiator, built in double wardrobe with sliding mirrored doors.

#### **BEDROOM**

9' 8" x 5' 8" (2.95m x 1.73m) uPVC double glazed window to rear aspect, wall mounted electric radiator.

## **BATHROOM**

Frosted uPVC double glazed window to rear aspect.  
Panelled bath with Triton shower and screen, close coupled WC, pedestal mounted wash hand basin, tiled splash back, display shelf, tiled floor, wall mounted heated towel rail, recess spotlights to ceiling.

## **OUTSIDE REAR**

Paved patio with garden mainly laid to lawn and enclosed by timber panel fencing, gated side access.

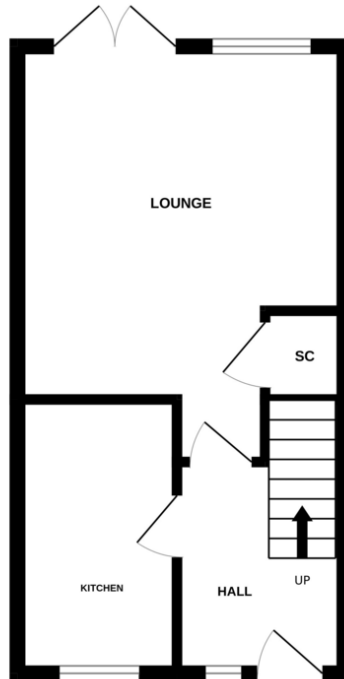
## **FRONT**

Shingled garden with path to front door.

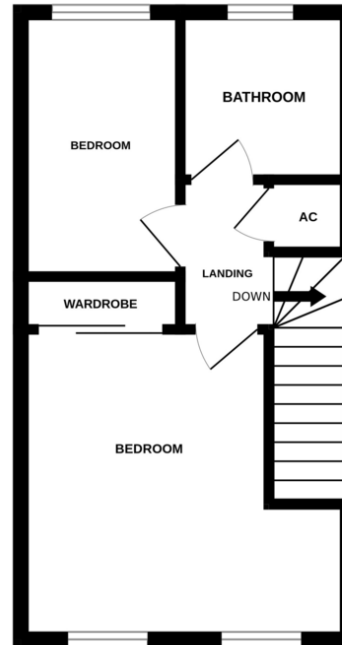
## **ALLOCATED PARKING FOR ONE CAR.**



GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.8 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 B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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