



**Kennedy
& Foster**

49 Holme Court Avenue
Biggleswade
SG18 8PF
£375,000

- SEMI-DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM

- WET ROOM
- GARAGE AND AMPLE PARKING
- GENEROUS SIZE REAR GARDEN
- CHAIN FREE



This well planned and spacious 2 double bedroom semi-detached bungalow is situated on the sought after Holme Court Avenue and within easy reach of the A1 retail park with excellent amenities. The accommodation comprises of: Entrance hall, wet room, 2 double bedrooms, lounge, dining room, sun room and kitchen/breakfast room. The property enjoys a generous size rear garden and block paved parking leading to garage. A viewing of this CHAIN FREE property is recommended.

FRONT DOOR INTO

ENTRANCE HALL

Radiator, coving to ceiling, access to loft, linen cupboard. Door to:

BEDROOM ONE

13' 01" x 11' 10" (3.99m x 3.61m) uPVC double glazed window to front, coving to ceiling.

BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m) uPVC double glazed window to front, coving to ceiling.

WET ROOM

Rain water shower over and shower attachment, wash hand basin with drawers under, low level WC, heated towel rail, shaver point, frosted uPVC double glazed window to side, extractor.

LOUNGE

14' 06" x 11' 10" (4.42m x 3.61m) Coving to ceiling, radiator, door to dining room. Sliding doors to:

SUN ROOM

12' 7" x 8' 7" (3.84m x 2.62m) Tiled floor, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear garden.

DINING ROOM

9' 8" x 7' 5" (2.95m x 2.26m) uPVC double glazed window to side, coving to ceiling, radiator. Opening to:

KITCHEN/BREAKFAST ROOM

12' 8" x 7' 5" (3.86m x 2.26m) Wall, base and drawer units with work surface over, 1 1/2 bowl sink unit with mixer tap, space for dish washer, fridge/freezer, built in double oven, hob and extractor over, uPVC double glazed window to rear and door to side.

OUTSIDE

FRONT GARDEN

BLOCK PAVED DRIVEWAY LEADING TO:

GARAGE

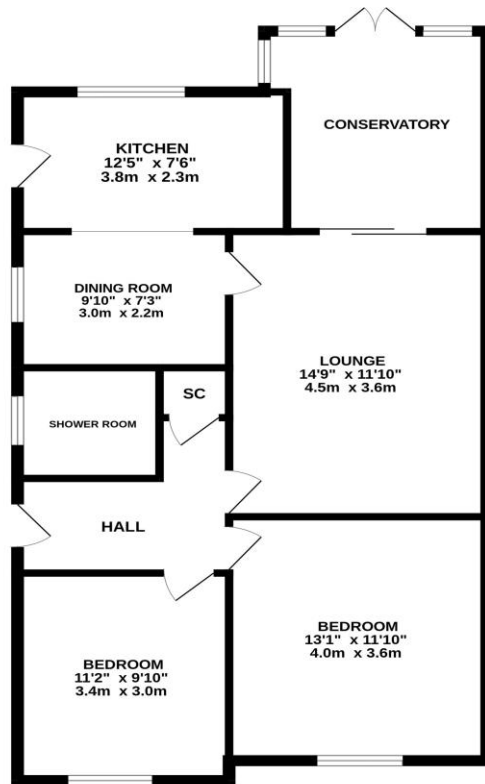
Double opening doors, power and light, space and plumbing for washing machine,

REAR GARDEN OF A GENEROUS SIZE

Outside light, gated side access, lawn, paved patio, brick storage shed, greenhouse.



GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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.