



**Kennedy
& Foster**

125 Potton Road
Biggleswade
SG18 0ED

Guide Price £300,000 - £310,000

- WELL PRESENTED COTTAGE
- LOUNGE
- KITCHEN / DINING ROOM
- CELLAR
- TWO BEDROOMS
- REFITTED SHOWER ROOM
- REAR GARDEN WITH OUTBUILDING AND A CLOAKROOM



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Highly desirable and well presented two bedroom terraced cottage that much be viewed to fully appreciate what the property has to offer. To the rear of the garden is a brick outbuilding with a cloakroom, ideal for many uses. Accommodation: Entrance porch, lounge, kitchen/dining room, cellar, 2 bedrooms and refitted shower room. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

ENTRANCE PORCH

uPVC double glazed door with oval frosted glazed window with decorative glass.

LOUNGE

13' 06" x 11' 04" (4.11m x 3.45m) Open fireplace (STS), radiator, stairs to first floor, uPVC double glazed window to front. Door to:

KITCHEN/DINING ROOM

18' 01" x 12' 06" (5.51m x 3.81m)

KITCHEN AREA

Wall, base and drawer units with work surface over, space for washing machine and dishwasher. Integrated fridge/freezer, full height larder cupboards, built in double oven, hob and extractor over. Stainless steel single drainer sink unit with mixer tap, tiled floor, uPVC double glazed window and door to rear.

DINING AREA

Radiator. Opening to kitchen. Door to:

CELLAR

10' 07" x 9' 08" (3.23m x 2.95m) Carpet, inset lighting, radiator.

FIRST FLOOR LANDING

Loft access partially boarded with ladder and light. Doors to:

BEDROOM ONE

11' 02" x 10' 00" (3.4m x 3.05m) uPVC double glazed window to front, radiator, built in wardrobe with hanging rail, linen cupboard.

BEDROOM TWO

9' 05" x 7' 01" (2.87m x 2.16m) Vertical radiator, uPVC double glazed window to rear.

REFITTED SHOWER ROOM

Walk in double shower with rain water shower over and hand held shower, low level WC, vanity basin with cupboard under, tiled walls, heated towel rail, uPVC double glazed frosted window to rear.

OUTSIDE

FRONT GARDEN

Enclosed garden.

REAR GARDEN

Artificial lawn, outside lighting, outside tap, decking area, gated access over neighboring property, pathway to:

BRICK OUTBUILDING

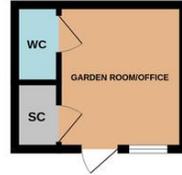
10' 08" x 7' 09" (3.25m x 2.36m) Electric point, uPVC double glazed window, loft space, storage cupboard with light, power and light. Door to:

CLOAKROOM

Low level WC, wash hand basin.



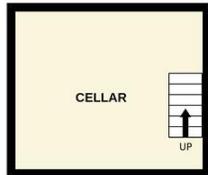
GROUND FLOOR



FIRST FLOOR



CELLAR



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

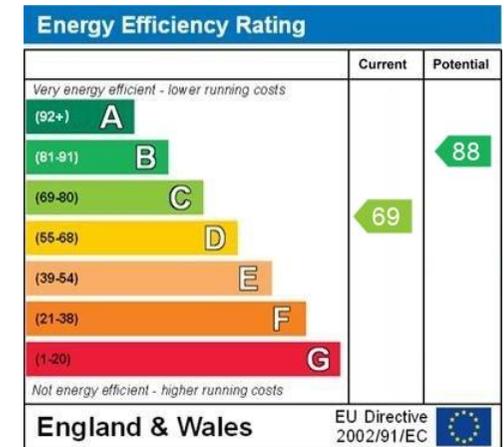
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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.