



**Kennedy
& Foster**

15 Larkinson Avenue
Biggleswade
SG18 0RF
£295,000

- BEATIFULLY PRESENTED
- TWO BEDROOMS
- SEMI DETACHED COACH HOUSE
- OPEN PLAN KITCHEN AND LOUNGE
- BATHROOM
- SOUGHT AFTER LOCATION
- ENCLOSED GARDEN
- GARAGE & PARKING



This beautifully presented two bedroom semi detached coach house is situated on the desirable St Andrews park development and must be viewed to fully appreciate what this gorgeous property has to offer. This includes open plan living and kitchen area, two good size bedrooms, enclosed rear garden, garage and parking. Contact Kennedy & Foster, the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor.

FIRST FLOOR LANDING

Double glazed Velux window, storage cupboard, radiator. Amtico flooring. Door to:

OPEN PLAN LOUNGE/KITCHEN

19' 5" x 15' 00" (5.92m x 4.57m)

LOUNGE AREA

Two uPVC double glazed windows to front, two radiators, four Velux windows. Amtico flooring.

KITCHEN AREA

Wall, base and drawer units with work surfaces over, integrated dishwasher, washing machine and fridge/freezer, 1 1/2 stainless steel single drainer sink unit, built in oven, gas hob and extractor over, Velux windows. Amtico flooring.

BEDROOM ONE

12' 6" x 11' 00" (3.81m x 3.35m) uPVC double glazed window to front, double glazed Velux window.

BEDROOM TWO

12' 05" x 9' 00" (3.78m x 2.74m) Built in cupboard, double glazed Velux window, uPVC double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, low level WC, radiator, double glazed Velux window.

OUTSIDE

ALLOCATED PARKING SPACE

GARAGE

20' 4" x 10' 2" (6.2m x 3.1m) Up and over door, power and light, storage cupboard, light and water.

GARDEN

Enclosed garden, patio, laid to lawn.

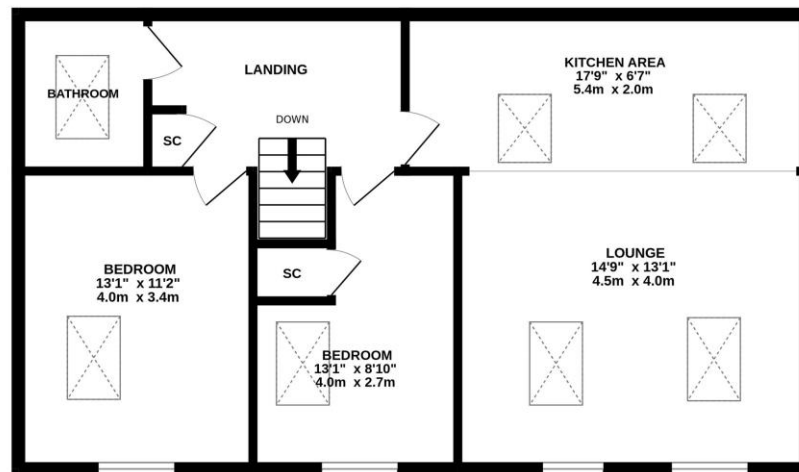
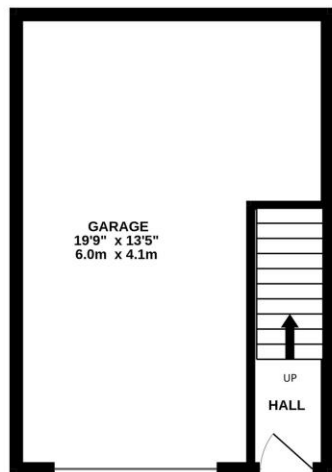
AGENT NOTE

Estate charge: £270.79 per annum



GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.

1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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	81 B	81 B
69-80	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.