



**Kennedy
& Foster**

6 Mill Close
Biggleswade
SG18 8BQ
£425,000

- IDEALLY LOCATED FOR COUNTRY WALKS, TRAIN STATION AND TOWN CENTRE
- GORGEOUS THREE STOREY THREE DOUBLE BEDROOM LINK DETACHED
- BEAUTIFUL KITCHEN/BREAKFAST ROOM
- CONSERVATORY

- ENSUITE AND FAMILY BATHROOM
- PARKING
- RIVERSIDE VIEWS
- CHAIN FREE



Ideally located in a small close and within walking distance of train station, town centre and lovely country walks along the River Ivel, this 3 storey 3 double bedroom linked detached property that must be viewed to appreciate the location and floorplan. The property has a gorgeous kitchen/breakfast room, lounge, conservatory, ensuite bathroom and family bathroom. The property has parking, gas radiator central heating, gardens backing onto the River Ivel. A must view property that is being offered chain free. Contact us, the sole agents, to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor, coving to ceiling. Doors to:

LOUNGE

15' 06" x 13' 09" max (4.72m x 4.19m) Panelling, electric fire, coving to ceiling, radiator. Arch to:

CONSERVATORY

14' 08" x 8' 04" (4.47m x 2.54m) uPVC double glazed French doors to rear garden, radiator, door to storage cupboard.

KITCHEN/BREAKFAST ROOM

15' 00" x 10' 9" (4.57m x 3.28m) Wall, base and drawer units with work surface over, built in double oven/grill, hob and extractor hood built in dishwasher, coving to ceiling, uPVC double glazed window, radiator, 1 1/2 bowl sink unit with spray tap. Two integrated fridges, two integrated freezers integrated washing machine and dishwasher, uPVC double glazed window to front, built in microwave.

FIRST FLOOR LANDING

Panelling, coving to ceiling, radiator, uPVC double glazed window to rear, stairs to second floor, airing cupboard. Doors to:

BEDROOM

13' 10" max x 9' 6" (4.22m x 2.9m) Radiator, uPVC double glazed window to front, coving to ceiling.

BEDROOM

10' 9" x 8' 9" (3.28m x 2.67m) uPVC double glazed window to rear, coving to ceiling, radiator.

BATHROOM

Double ended bath with mixer tap, rainwater shower and hand shower attachment over, shower screen, close coupled WC, vanity basin with cupboard under, heated towel rail, frosted uPVC double glazed window to front.

SECOND FLOOR LANDING

Door to:

BEDROOM

19' 03" x 12' 05" (5.87m x 3.78m) Two uPVC double glazed Velux window to front and uPVC double glazed window to rear, radiator. Door to:

ENSUITE BATHROOM

Panelled bath with shower over and shower screen, wash basin, low level WC, shelved recess, heated towel rail, uPVC double glazed Velux window to front.

OUTSIDE

FRONT

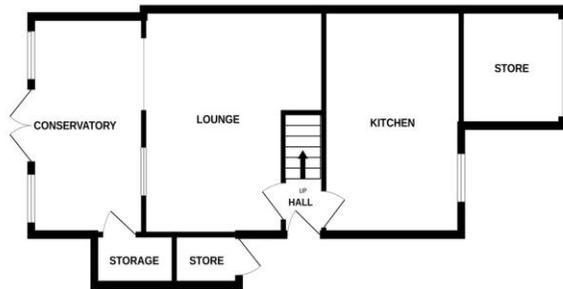
Driveway, artificial grass, pathway to front door and storage cupboard, storage to front with up and over door and power and light. (Formally the garage)

REAR GARDEN

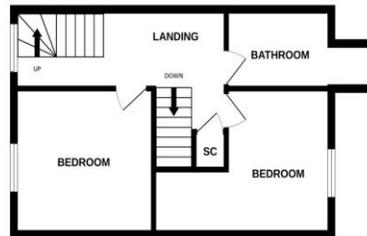
Artificial lawn, decked patio areas, outside tap, backing on to river level.



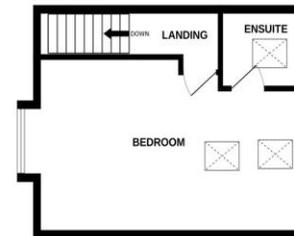
GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.