



**Kennedy
& Foster**

55 Beech Avenue

Biggleswade

SG18 0EQ

£375,000

- EXTENDED 3 BEDROOMS SEMI DETACHED
- GARAGE AND DRIVEWAY
- LOUNGE/DINER
- BATHROOM

- CONSERVATORY
- FAIRFIELD DEVELOPMENT
- GARDENS
- CHAIN FREE



This extended 3 bedroom semi detached property, with garage and driveway, is situated on the popular and desirable Fairfield development. The property comprises of: hall, lounge/dining room, kitchen, conservatory, 3 bedrooms and family bathroom. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Radiator, stairs to first floor, coving to ceiling, oak wood flooring. Door to:

LOUNGE/DINING ROOM

23' 03" x 12' 10" (7.09m x 3.91m) Coving to ceiling radiator, understairs storage cupboard, uPVC double glazed window to front, wood flooring, door to kitchen. Double doors to:



CONSERVATORY

11' 9" x 10' 3" max (3.58m x 3.12m) Exposed brick wall, vertical radiator, under floor heating, uPVC double glazed French doors to rear aspect, tiled flooring. Archway to:

KITCHEN

15' 10" x 8' 7" (4.83m x 2.62m) Wall, base and drawer unit with work surface over, sink 1/2 sink with mixer tap, two uPVC double glazed windows to rear, tiled floor, under cupboard lighting, radiator, space for cooker and extractor over, space for fridge, washing machine and tumble dryer.

FIRST FLOOR LANDING

Frosted uPVC double glazed window to side, loft hatch part boarded and light and ladder, cupboard housing boiler and shelving. Doors to:



BEDROOM ONE

12' 01" x 9' 02" (3.68m x 2.79m) Radiator, uPVC double glazed window to front, coving to ceiling.

BEDROOM TWO

11' 01" x 7' 07" (3.38m x 2.31m) Radiator, uPVC double glazed to rear, fitted wardrobes and shelving.

BEDROOM THREE

9' 00" narrowing to 6.10 x 6' 06" (2.74m x 1.98m) Built in cupboard, radiator, uPVC double glazed window to front, coving to ceiling.

BATHROOM

Bath with shower over, low level WC, pedestal basin, frosted uPVC double glazed window to rear, radiator, mirror with shelved cupboards below.

OUTSIDE

FRONT GARDEN

Shrubs, tree, rockery, gated side access, block paved driveway leading to:

GARAGE

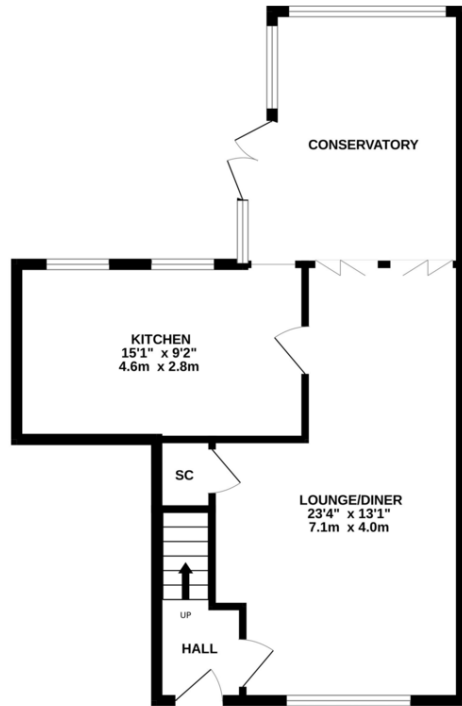
Up and over door, power & light.

REAR GARDEN

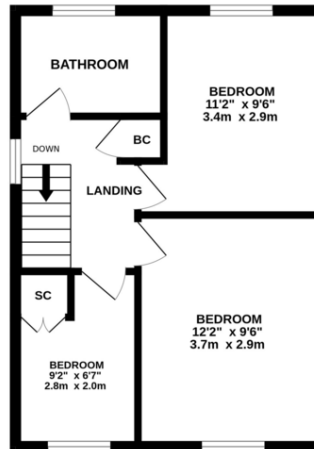
Shrubs, electric point, 2 taps, paved patio, conifer, Swedish white bean tree, shed, door to garage, side pathway to front.



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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		80 C
55-68	D	68 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.