



**Kennedy
& Foster**

13 Brigham Gardens

Biggleswade

SG18 0LW

£375,000

- WELL PRESENTED THROUGHOUT
- THREE BEDROOM SEMI DETACHED
- LOUNGE/DINING ROOM
- REFITTED KITCHEN
- CLOAKROOM AND BATHROOM
- CENTRALLY LOCATED IDEAL FOR TRAIN STATION AND TOWN CENTRE
- GARAGE AND PARKING
- CHAIN FREE



Centrally located in a small close of similar properties, this well presented 3 good size bedroom semi detached property that has the benefit of parking and garage, cloakroom, lounge/diner, kitchen, 3 bedrooms and bathroom, the property has new carpets and has been redecorated. An internal viewing comes highly recommended to fully appreciate this lovely home. Contact K & F the sole agents to arrange your viewing of this chain free property.

FRONT DOOR WITH FROSTED GLAZED PANELS TO EITHER SIDE INTO:

ENTRANCE HALL

Stairs to first floor landing, built in storage cupboard for coats and shoes, radiator, understairs recess. Doors to:

CLOAKROOM

WC, wash hand basin, radiator, frosted uPVC double glazed window.

LOUNGE/DINING ROOM

24' 09" x 11' 08" max (7.54m x 3.56m) uPVC double glazed window and uPVC double glazed sliding patio doors to garden, two radiators, serving hatch gas fireplace.

REFITTED KITCHEN

10' 11" x 7' 3" (3.33m x 2.21m) White highgloss wall, base and drawer soft closing units with worksurfaces over. Built in Bosch oven and hob with extractor over, under cupboard lighting, stainless steel circular bowl single drainer sink unit with mixer tap, space for washing machine, dishwasher and tumble dryer. Built in fridge and freezer, uPVC double glazed window and door to rear garden, tiled floor.

FIRST FLOOR LANDING

Loft hatch housing combi boiler, light. Doors to:

BEDROOM ONE

14' 00" x 10' 10" (4.27m x 3.3m) uPVC double glazed window, radiator, double linen cupboard.

BEDROOM TWO

10' 04" x 9' 11" (3.15m x 3.02m) uPVC double glazed window, radiator.

BEDROOM THREE

10' 9" x 7' 5" (3.28m x 2.26m) uPVC double glazed dual aspect windows, radiator, stair bulkhead, radiator.

BATHROOM

Panelled bath with 'Triton shower', pedestal basin, WC, radiator, frosted uPVC double glazed dual aspect window.

OUTSIDE

FRONT

Lawn, pathway to front door.

DRIVEWAY & GARAGE

Situated behind the property with power and light, up and over door.

REAR & SIDE GARDEN

Lawn, paved patio, decking, trees, shrubs, gated access.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.