





Kennedy & Foster

25 Binder Place

Biggleswade

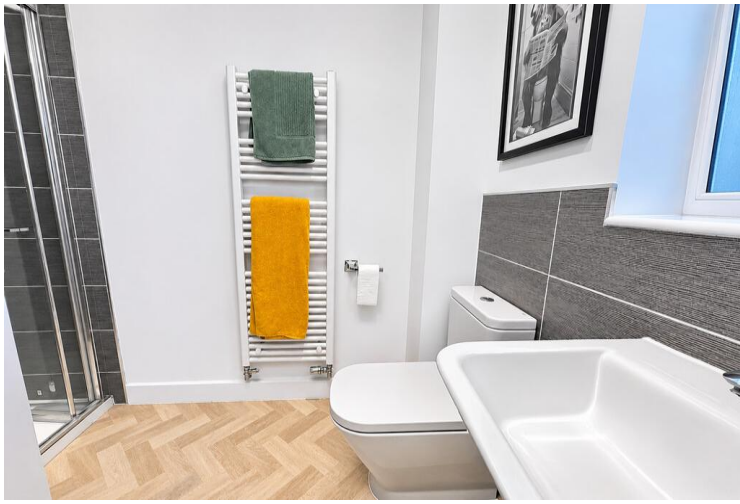
SG18 0RU

£345,000

- WELL PRESENTED END TERRACE
- ST ANDREWS DEVELOPMENT
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER WITH UTILITY
- LOUNGE
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- DRIVEWAY FOR TWO CARS
- GENEROUS LANDSCAPED GARDEN







This well presented 2 double bedroom end terrace modern property is situated on the St. Andrews Park development. This gorgeous home has lounge, kitchen/diner, cloakroom, 2 double bedrooms, en suite and family bathroom. The property has a driveway to the side and a generous size landscaped garden. Ideally situated for walks and in a small close of 3 properties. Contact Kennedy & Foster, the sole agents to arrange your viewing

FRONT DOOR INTO:

ENTRANCE HALL
Dado rail, coving to ceiling, radiator, consumer unit, stairs to first floor. Door to:

LOUNGE
15' 02" x 11' 5" (4.62m x 3.48m) uPVC double glazed window to front with fitted shutters, coving to ceiling, storage cupboard. Door to:

KITCHEN/DINING ROOM
11' 03" x 9' 11" (3.43m x 3.02m) Wall, base and drawer units with work surface over, 1 1/2 bowl sink unit with mixer tap. Built in oven with extractor hood, integrated fridge/freezer and dishwasher, coving to ceiling, uPVC double glazed French doors to rear garden. Opening to:

UTILITY ROOM
Base cupboard with work surface over, cupboard housing boiler, space for washing machine. Door to:

CLOAKROOM
Low level WC, wash hand basin with splash back.

FIRST FLOOR LANDING
Access to loft hatch, dado rail. Doors to:

BEDROOM ONE
11' 11" x 9' 4" (3.63m x 2.84m) Coving to ceiling, radiator, uPVC double glazed windows to rear. Door to:

ENSUITE
Fully tiled shower cubicle with shower over, wash hand basin, low level WC, shaver points, frosted uPVC double glazed window to rear, heated towel rail.

BEDROOM TWO

14' 11" x 10' 6" (4.55m x 3.2m) Two uPVC double glazed window to front, coving to ceiling, radiator, built in storage cupboard.

OUTSIDE

FRONT

Pathway to front door, shrubs, shingled.

DRIVEWAY FOR TWO CARS WITH EV CHARGER

REAR GARDEN

Patio area with porcelain slabs, artificial lawn, shrubs, outside tap, electric socket, gated access to front.

AGENT NOTES

Service Charge: £254.65 per annum.







COUNCIL TAX BAND

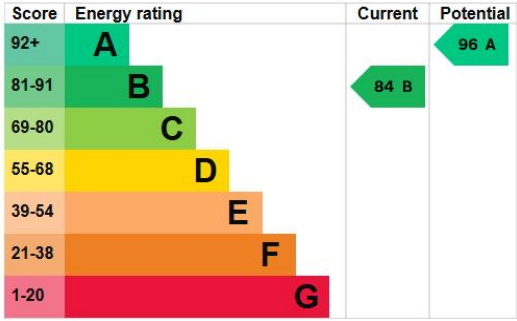
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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.