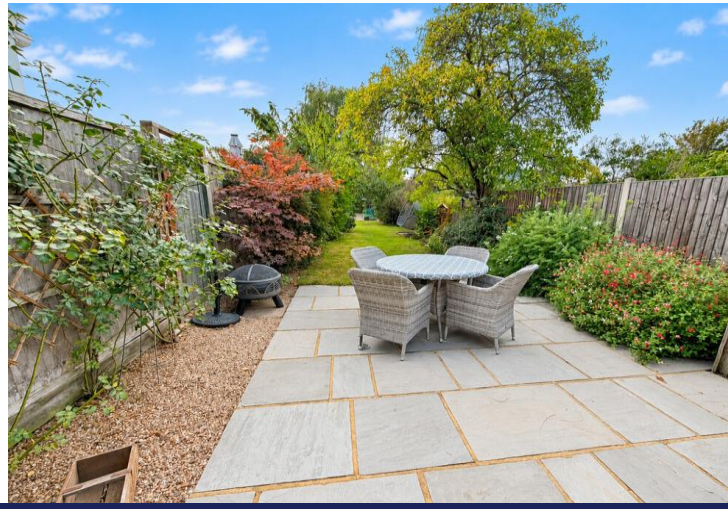


Kennedy & Foster

94 Sun Street

Biggleswade

SG18 0BZ

£325,000

- BEAUTIFULLY PRESENTED
- END TERRACE COTTAGE
- c130FT REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- 2 RECEPTION ROOMS
- KITCHEN
- 2 GOOD SIZE BEDROOMS
- REFITTED BATHROOM

What a beautiful end terrace cottage with c130ft southerly facing rear garden and positioned within easy walking distance of the train station and town centre. The property has character features and is being offered chain free. Accommodation: 2 reception rooms, lovely kitchen, 2 good size bedrooms and a refitted bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

LOUNGE

14' 02" x 11' 06" (4.32m x 3.51m) Working fireplace with decorative tiling and wooden mantle over. uPVC double glazed ash window to front. Picture rail. Radiator. Door to:

DINING ROOM

12' 11" x 11' 02" (3.94m x 3.4m) Feature brick fireplace. Laminate flooring. Radiator. uPVC double glazed sash window to rear. Stairs to first floor landing. Understairs storage cupboard. Door to:

KITCHEN

14' 04" x 7' 05" (4.37m x 2.26m) Wall base and drawer units with work surfaces over. Space for washing machine and fridge freezer. Freestanding dish washer, Built in over, gas hob and extractor hood over. 1 1/2 bowl sink unit with mixer tap. Wall mounted gas fired boiler. Dual aspect uPVC double glazed windows. uPVC door to rear garden. Insulated loft space.

FIRST FLOOR LANDING

Panelling to wall. Loft hatch to boarded loft, ladder and light. Doors to:

BEDROOM ONE

11' 05" x 10' 06 To front of wardrobes." (3.48m x 3.2m) uPVC double glazed sash window to rear. Built in double wardrobe with mirrored sliding doors. Built in cupboard with hanging rail. Feature fireplace. Radiator.

BEDROOM TWO

11' 05" x 7' 09" (3.48m x 2.36m) Part panelled wall. uPVC double glazed sash window to front. Radiator.

REFITTED BATHROOM

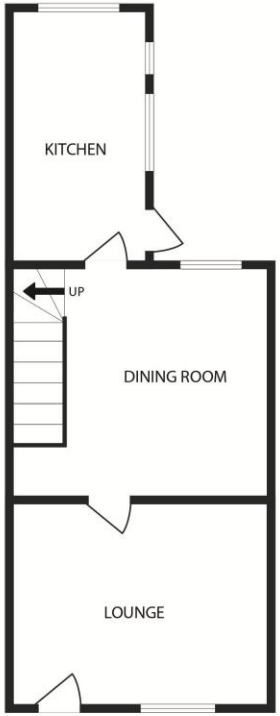
Panelled bath with shower over and shower screen, wash hand basin with drawers under, wall hung w.c. uPVC double glazed sash window to front. Wall lights.

FRONT GARDEN

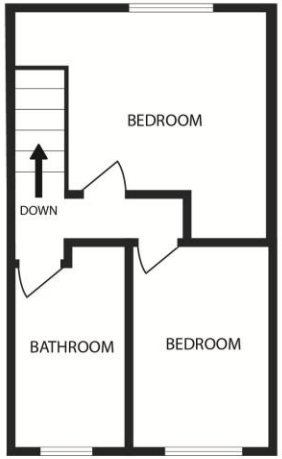
Enclosed garden with shingle, tree, shrubs, pathway to front door.

REAR GARDEN

Approx. 136'. Accessed by side double opening gates. Paved patio. Outside tap. Laid to lawn. Silver birch tree. Plum tree. Apple tree. Pear tree. Shrubs and flowers. Laid to lawn. Honeysuckle bush. Shingle with raised vegetable beds. Shed to rear of garden. Gated rear access and gated side for right of access.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any errors, omissions or misstatements. 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.

COUNCIL TAX BAND

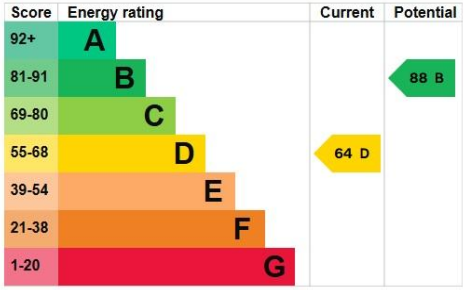
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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.