



**Kennedy
& Foster**

4 Buttermere Path

Biggleswade

SG18 8QL

£260,000

- GOOD SIZE ENCLOSED GARDEN
- TWO PARKING SPACES
- LOUNGE
- KITCHEN

- BATHROOM
- LOCATED NEAR TRAIN STATION AND TOWN CENTRE
- GAS RADIATOR CENTRAL HEATING
- IDEAL FIRST TIME BUY



Situated within walking distance of train station and town centre yet within walking distance of country walks, this 2 bedroom cluster home with the benefits of a good size enclosed garden and 2 parking spaces. Contact Kennedy & Foster to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Cupboard housing combi boiler, under stairs storage cupboard. Doors to:

KITCHEN

11' 08" x 6' 04" (3.56m x 1.93m) Wall, base and drawer units with work surfaces over, 1 1/2 stainless steel single drainer sink unit, space for washing machine and fridge/freezer. Gas hob and electric oven, uPVC double glazed window, radiator.

LOUNGE

12' 08 plus bay" x 11' 09" (3.86m x 3.58m) uPVC double glazed bay window, stairs to first floor, double radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 08" x 8' 05" (3.56m x 2.57m) uPVC double glazed window, radiator.

BEDROOM TWO

11' 08" x 6' 06" (3.56m x 1.98m) uPVC double glazed window, radiator, loft hatch.

BATHROOM

Bath with rainwater shower over and hand shower attachment, low level W.C, vanity basin with cupboards under, uPVC double glazed frosted window, heated towel rail.

OUTSIDE

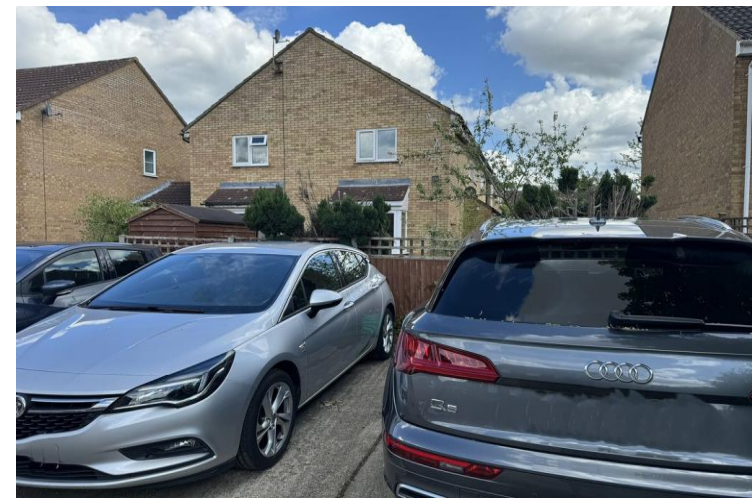
FRONT

Enclosed with pathway to front door, outside tap, storage cupboard, gated access to:

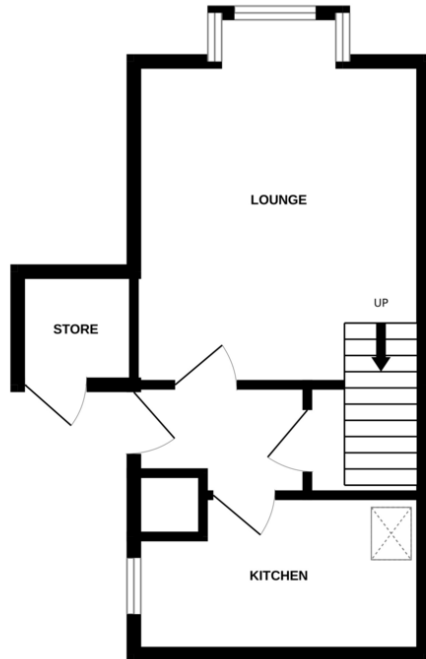
ENCLOSED GARDEN

Mainly laid to lawn, shrubs, shed.

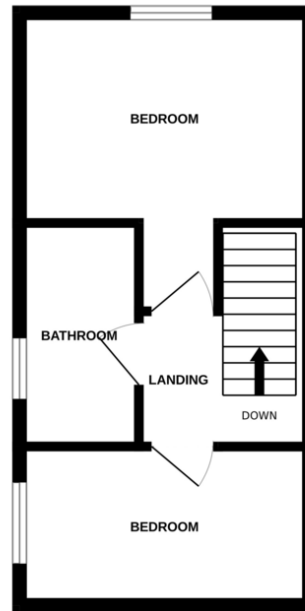
TWO ALLOCATED PARING SPACES



GROUND FLOOR



1ST FLOOR



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

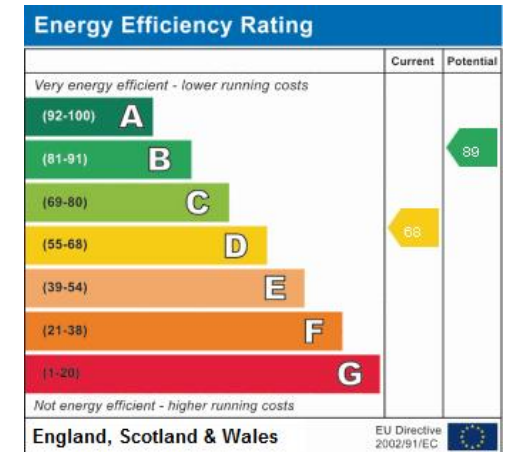
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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2 Market House
Market Square
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements