



**Kennedy
& Foster**

23A Kitelands Road
Biggleswade
SG18 8NT
£250,000

- CHAIN FREE
- SEMI-DETACHED
- TWO BEDROOMS
- ROOM FOR IMPROVEMENTS

- CLOAKROOM & BATHROOM
- PARKING & GARDEN
- IDEAL FOR FIRST TIME BUYERS



This 2 bedroom semi-detached property with garden and drive, is situated within easy reach of the retail park, schools and walking distance of the town centre and train station. The property requires some updating to make a lovely first time home. Contact Kennedy & Foster the sole agents to arrange your viewing of this chain free property.

UPVC FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing, under stairs storage cupboard, double radiator, coving to ceiling. Doors to:

KITCHEN

9' 09" x 5' 00" (2.97m x 1.52m) Wall, base and drawer units with work surfaces over, oven, hob, space for washing machine and fridge, stainless steel single drainer sink units, uPVC double glazed window to front.

LOUNGE

15' 00" x 11' 01" (4.57m x 3.38m) Double radiator, uPVC double glazed window to rear and door to rear garden, coving to ceiling.

CLOAKROOM

Low level W.C, wash hand basin, uPVC double glazed window to side.

FIRST FLOOR LANDING

Cupboard housing boiler. Doors to:

BEDROOM ONE

11' 01" x 9' 09" (3.38m x 2.97m) uPVC double glazed window to rear, radiator.

BEDROOM TWO

8' 06" x 8' 00" (2.59m x 2.44m) uPVC double glazed window to front, radiator, built in cupboard with hanging rail.

BATHROOM

Bath with mixer tap and shower attachment, pedestal basin, low level W.C

OUTSIDE

FRONT

Parking, shrubs and gated access to:

ENCLOSED REAR GARDEN

Paved patio, gated side access.



GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the thoughts contained here, measurements of floors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	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. All measurements are approximate and 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