



**Kennedy
& Foster**

20 Ashby Drive
Upper Caldecote
SG18 9DJ
£450,000

- DETACHED PROPERTY OFFERED CHAIN FREE
- VILLAGE LOCATION
- IN NEED OF RENOVATION
- LARGE LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- DOWNSTAIRS WC
- 4 BEDROOMS



This 4 Bedroom detached property is being offered CHAIN FREE and is a great opportunity for INVESTMENT BUYERS someone who is looking to RENOVATE/FLIP or personalise a forever home.

It is situated in a quiet cul de sac location nearby the village green in the highly regarded, desirable village of Upper Caldecote in Bedfordshire, with facilities to include Caldecote CE Academy (a lower school) a Post Office, Anglian Church, Methodist Chapel, Garage, a farm shop, cricket club, football pitches with changing rooms, tennis court, netball park, children's parks and two newsagents. The property is also only approximately 2 miles from the nearby market town of Biggleswade where you will find all local amenities including the East Coast Main Line train station (trains travel from North to Peterborough and South to London King Cross.) Viewing comes highly recommend from Kennedy & Foster the Sole Agents.

FRONT DOOR INTO

ENTRANCE PORCH

Door into:

ENTRANCE HALL

Stairs to first floor landing, radiator. Doors to:

LOUNGE

19' 03" x 12' 03" (5.87m x 3.73m) Dual aspect uPVC double glazed windows, 2 radiators, coving to ceiling.

CLOAKROOM

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

KITCHEN

10' 03" x 9' 10" (3.12m x 3m) Wall, base and drawer units with work surface over, 1 1/2 bowl sink unit with mixer tap, space for washing machine, cooker and fridge/freezer. uPVC double glazed window to rear, door to side, radiator.

DINING ROOM

13' 04 max" x 9' 03" (4.06m x 2.82m) uPVC double glazed Front door to rear garden, radiator.

FIRST FLOOR LANDING

Access to partially boarded loft hatch with ladder, uPVC double glazed window, cupboard housing boiler. Doors to:

BEDROOM ONE

12' 07" x 10' 08" (3.84m x 3.25m) uPVC double glazed window to front, radiator.

BEDROOM TWO

12' 07" x 8' 06" (3.84m x 2.59m) uPVC double glazed window to front, radiator.

BEDROOM THREE

10' 08" x 9' 06" (3.25m x 2.9m) uPVC double glazed window to rear, radiator.

BEDROOM FOUR

9' 08" x 8' 04" (2.95m x 2.54m) uPVC double glazed window to rear, radiator, airing cupboard.

FOUR PIECE BATHROOM

Bath, low level W.C, pedestal basin, uPVC double glazed frosted window.

OUTSIDE

FRONT

Driveway to garage.

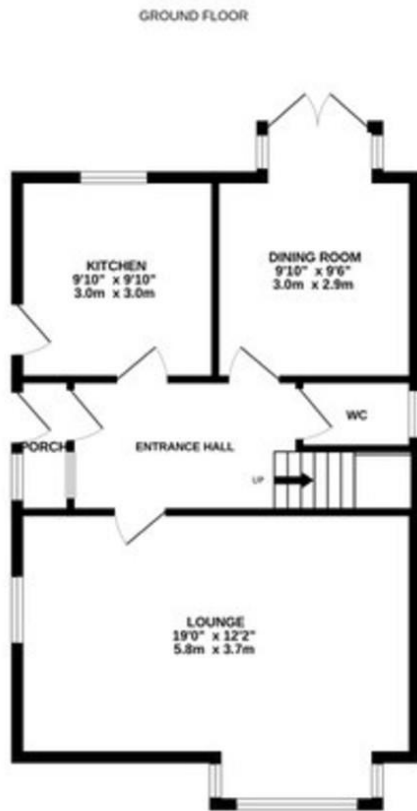
GARAGE

Electric roll up door.

REAR GARDEN

Shed, laid to lawn, flowers and shrubs, personal door to garage.





Whilst every attempt has been made to ensure the accuracy of the description 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 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