



**Kennedy
& Foster**

20 Ivel Bury
Biggleswade
SG18 0AG
£300,000

- WELL PRESENTED
- 2 DOUBLE BEDROOMS
- GREAT LOCATION
- REFITTED KITCHEN/DINING ROOM

- LOUNGE
- DOWNSTAIRS CLOAKROOM & FIRST FLOOR FAMILY BATHROOM
- GARDENS & ALLOCATED PARKING
- CHAIN FREE



This well presented 2 double bedroom modern terraced property that has the benefit of a refitted kitchen, downstairs cloakroom, lounge, kitchen/diner, master bedroom with 2 built in double wardrobes, family bathroom, gardens and allocated parking space. The property is situated in a lovely location in this small close. Offered chain free this property is an ideal first time buyer. Contact Kennedy & Foster the sole agents to arrange an early viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, door to lounge. Door to:

CLOAKROOM

Pedestal basin, low level W.C, newly fitted Vinyl flooring, uPVC double glazed frosted window to front.

LOUNGE

12' 06" x 9' 08" (3.81m x 2.95m) Stairs to first floor, uPVC double glazed window to front, two radiators.

Door to:

REFITTED KITCHEN/DINING ROOM

12' 06" x 9' 08" (3.81m x 2.95m) Wall, base and drawer units with worksurfaces over, built in oven, gas hob with extractor hood over, spaces for fridge/freezer and washing machine, cupboard housing boiler, uPVC double glazed window to rear and door to rear, double radiator. Newly fitted vinyl flooring.

FIRST FLOOR LANDING

Access to loft, radiator. Doors to:

BEDROOM ONE

10' 05" x 8' 06" (3.18m x 2.59m) Two built in DOUBLE wardrobes, uPVC double glazed window to rear, radiator.

BEDROOM TWO

12' 07 max" x 9' 02" (3.84m x 2.79m) Two uPVC double glazed windows to front, two radiators, coving to ceiling, airing cupboard with cylinder and shelving.

BATHROOM

Panelled bath with mixer tap and hand shower attachment over, pedestal basin, low level W.C, shaver point, newly fitted Vinyl flooring.

OUTSIDE

FRONT

Pathway to front door. Shingled beds.

REAR GARDEN

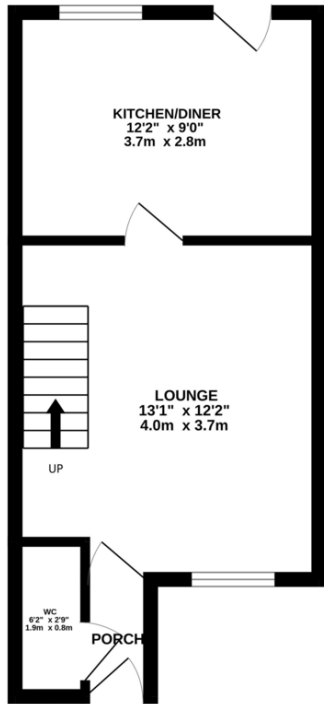
Laid to lawn, shrubs, gated rear access leading to:

ALLOCATED PARKING SPACE

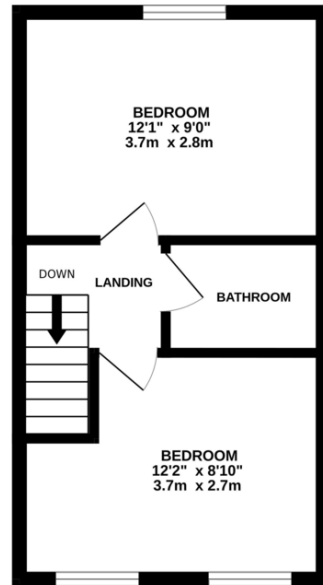
**ALLOCATED PARKING SPACE NEAR TO
PROPERTY**



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.

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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 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