



**Kennedy
& Foster**

5 Mead End
Biggleswade
SG18 8JN
£340,000

- CHAIN FREE
- MATURE 3 BEDROOM SEMI
- IN NEED OF UPDATING
- 2 RECEPTION ROOMS

- KITCHEN
- SHOWER ROOM AND SEPARATE W.C.
- GENEROUS GARDEN
- WALKING DISTANCE OF TRAIN STATION



In need of updating this 3 bedroom semi-detached property is ideally located within walking distance of the town centre and train station. This property offers lots of potential, generous size garden and would make an ideal first home to make your own. Contact Kennedy & Foster the sole agents to arrange your viewing of this chain free property.

UPVC FRONT DOOR INTO

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator. Consumer unit. Coving to ceiling. uPVC double glazed window to side. Stairs to first floor landing with recess under. Doors to:

LOUNGE

12' 10" x 12' 08" (3.91m x 3.86m) Radiator. uPVC double glazed window to front. Feature fireplace. Picture rail.

KITCHEN

10' 01" x 9' 10" (3.07m x 3m) Wall, base and drawer units with work surfaces over. Space for cooker, washing machine and fridge. Wall mounted gas boiler (c2014). Coving to ceiling. Shelved pantry. uPVC double glazed window to rear and door to side. Door to:

DINING ROOM

9' 05" x 9' 00" (2.87m x 2.74m) Radiator. uPVC double glazed window to rear.

FIRST FLOOR LANDING

uPVC double glazed window to side. Access to loft with ladder and light. Airing cupboard with cylinder and shelving. Doors to:

BEDROOM ONE

12' 01" x 10' 11" (3.68m x 3.33m) Feature fireplace. Radiator. uPVC double glazed window to front. Built in wardrobe.

BEDROOM TWO

11' 06" x 9' 05" (3.51m x 2.87m) Radiator. uPVC double glazed window to rear. Built in cupboard.

BEDROOM THREE

9' 01" x 8' 00" (2.77m x 2.44m) Radiator. uPVC double glazed window to front. Built in cupboard.

SHOWER ROOM

Shower cubicle. Pedestal basin. Frosted uPVC double glazed window to rear,

SEPARATE W.C.

Frosted uPVC double glazed window to side.

OUTSIDE

FRONT GARDEN

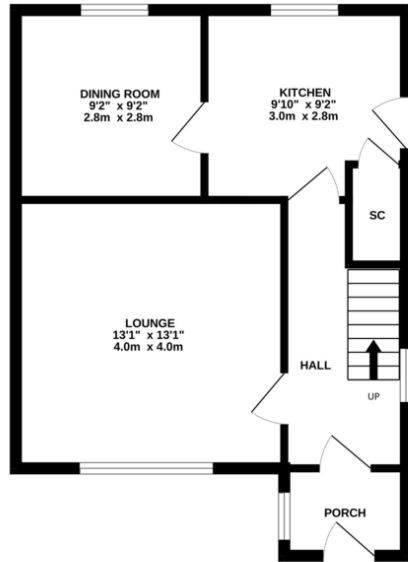
Paved hard standing. Shingled area. Pathway leading to front door. Gated side access to:

REAR GARDEN

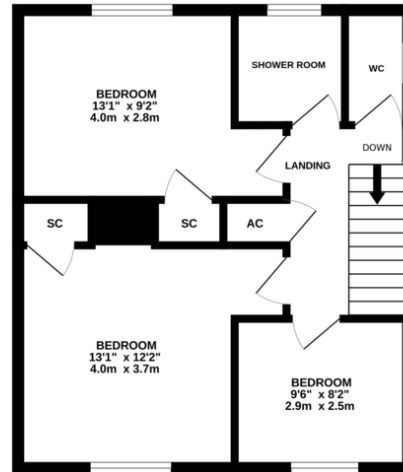
Of good size. Garden in need of landscaping.



GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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		
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