



**Kennedy  
& Foster**

134 Winston Crescent  
Biggleswade  
SG18 0HA  
**£310,000**

- MUCH IMPROVED
- THREE BEDROOM TERRACE PROPERTY
- STUDY/BEDROOM FOUR
- KITCHEN/DINING ROOM
- LOUNGE
- REFITTED BATHROOM
- UPVC DOUBLE GLAZED WINDOWS
- GAS RADIATOR CENTRAL HEATING



This much improved 3 bedroom terraced property offers another room downstairs ideal for a fourth bedroom/study. The property has had a refitted kitchen and bathroom, redecorated and offers good size accommodation as follows: Entrance porch, entrance hall, lounge, kitchen/dining room, study/bedroom 4 and 3 good size bedrooms and refitted bathroom on the first floor. Other benefits include uPVC double glazed windows, gas to radiator central heating and a lovely easy to manage rear garden. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### **UPVC DOUBLE GLAZED DOOR INTO:**

#### **ENTRANCE PORCH**

uPVC double glazed frosted windows. Door into:

#### **ENTRANCE HALL**

Stairs to first floor. Doors to:

#### **STUDY/BEDROOM FOUR**

12' 10" max x 9' 11" (3.91m x 3.02m) uPVC double glazed window, radiator, coving to ceiling, laminate flooring.

#### **LOUNGE**

12' 08" x 12' 01" (3.86m x 3.68m) uPVC double glazed window to front, vertical radiator, coving to ceiling, laminate floor. Double doors to:

#### **REFITTED KITCHEN**

21' 11" x 8' 09" (6.68m x 2.67m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, space for dish washer, washing machine, tumble dryer and fridge/freezer, range style cooker wall mounted boiler, uPVC double glazed window and door to rear garden. French doors to rear garden.

#### **FIRST FLOOR LANDING**

Loft hatch access. Doors to:

#### **BEDROOM ONE**

12' 01" x 12' 08" (3.68m x 3.86m) uPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

### **BEDROOM TWO**

11' 10" max x 9' 02" (3.61m x 2.79m) uPVC double glazed window, built in wardrobes with hanging rail and storage.

### **BEDROOM THREE**

12' 02" x 6' 09" (3.71m x 2.06m) Built in wardrobe with hanging rail, laminate flooring, uPVC double glazed window to front, radiator.

### **REFITTED BATHROOM**

8' 04" x 5' 05" (2.54m x 1.65m) Bath with mixer tap and electric shower over, W.C, wash hand basin with storage cupboard under, heated towel rail, inset lighting, uPVC double glazed frosted window to rear.

### **OUTSIDE**

#### **FRONT GARDEN**

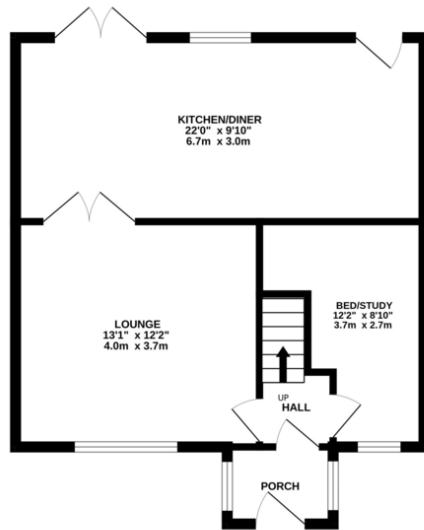
Enclosed by picket fencing, shingled front garden, shingle pathway to front door.

#### **REAR GARDEN**

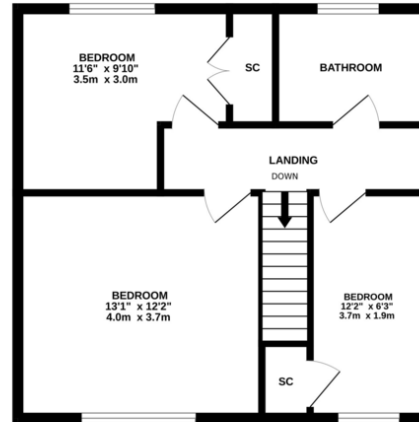
Paved patio, pergola over with wisteria, laid to lawn, beds, gated rear access, shed, bar, outside tap, double electric socket.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 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 B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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