



**Kennedy
& Foster**

4 Broadmead
Biggleswade
SG18 8LF
£349,995

- Separate Reception Rooms
- Semi Detached House
- Three Bedrooms
- Open Fireplaces
- Gas Radiator Heating
- Large Garden
- Close to Station and Town Centre
- Off Road Parking for At Least Two Cars



This three bedroom home could not be any better positioned for the train station and town centre. Offering separate reception rooms, open fireplaces, a large garden and off road parking, this semi detached home is not to be missed. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

PORCH

Shelving to side. Glazed door into:

ENTRANCE HALL

Frosted uPVC double glazed window to side aspect. Laminate flooring. Wall mounted radiator. Stairs rising to first floor with built in cupboard under. Doors to lounge and dining room. Door way to:

KITCHEN

8' 7" x 6' 10" (2.62m x 2.08m) uPVC double glazed window to rear aspect. Wall mounted boiler. Range of eye level and base units with work surface over. Single bowl sink and drainer until with mixer tap. Space for fridge/ freezer, cooker and washing machine. Door to side currently hidden by panelling.

LOUNGE

12' 1" x 11' 11" (3.68m x 3.63m) uPVC double glazed window to front aspect. Wall mounted radiator. Laminate flooring. Picture rail. Open fireplace with tiled surround and hearth.

DINING ROOM

11' 7" x 10' 11" (3.53m x 3.33m) uPVC double glazed door to rear. Wall mounted radiator. Laminate flooring. Picture rail. Open fireplace with tiled surround and hearth.

FIRST FLOOR ACCOMMODATION:

LANDING

Frosted uPVC double glazed window to side aspect. Laminate floor. Access to loft space. Doors to:

BEDROOM 1

12' 1" x 12' (3.68m x 3.66m) uPVC double glazed window to front aspect. Wall mounted radiator. Picture rail. Laminate flooring. Open fireplace with tiled surround and hearth.

BEDROOM 2

11' 8" x 11' 7" (3.56m x 3.53m) uPVC double glazed window to rear aspect. Wall mounted radiator. Open fireplace with tiled surround and hearth. Laminate flooring.

BEDROOM 3

6' 10" x 6' (2.08m x 1.83m) uPVC double glazed window to front aspect. Wall mounted radiator. Laminate flooring.

BATHROOM

Frosted uPVC double glazed window to rear aspect. Wall mounted radiator. Panelled bath with electric Mira shower over. Wash hand basin and mixer tap with storage under. Tiled splash back.

CLOAKROOM

Frosted window to side aspect. Close coupled W.C. Tiled splash back.

GARDEN

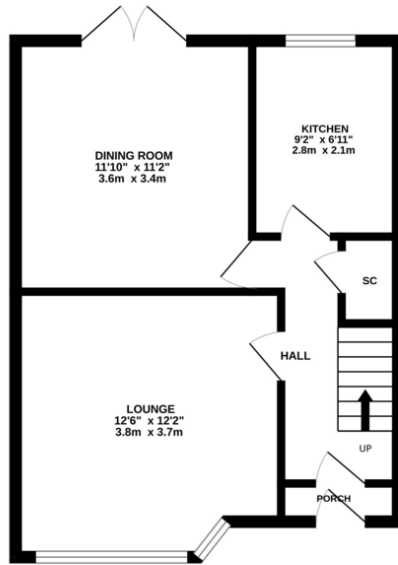
Patio area. Garden mainly laid to lawn and enclosed by timer panel fencing. Space for shed. Brick built shed with power and light. Side access with gate to front.

FRONT

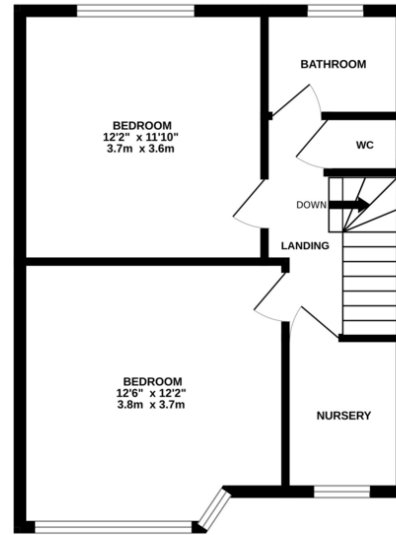
Hard standing proving off road parking for two cars. Garden mainly laid to lawn and enclosed by gates.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 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 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