



**Kennedy
& Foster**

6 Broadmead
Biggleswade
SG18 8LF
£395,000

- REFURBISHED THROUGHOUT
- OPEN PLAN LIVING SPACE
- THREE BEDROOM SEMI DETACHED
- CLOSE TO STATION AND TOWN
- REFITTED KITCHEN AND BATHROOM
- NO UPWARD CHAIN
- 80FT GARDEN
- DRIVEWAY FOR THREE CARS



Located close to the station and town centre, this three bedroom semi detached house has been much improved by its current owners and is offered for sale with NO UPWARD CHAIN. Benefitting from a cloakroom, refitted kitchen and bathroom, office, driveway for three cars and approx. 80ft garden. Contact Kennedy & Foster to arrange your property viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY

uPVC double glazed frosted window feature to side aspect, wall mounted radiator, wood laminate flooring, fitted shoe shelf, spotlights to ceiling, stairs rising to first floor with built in cupboard under, glazed panelled door to lounge. Panelled door to:

CLOAKROOM

uPVC double glazed frosted window feature to side aspect, wall mounted wash hand basin, tiled splash back, closed coupled W.C, wall mounted infra red panel heater, wood laminate flooring.

OPEN PLAN LIVING. LOUNGE AREA:

11' 11" x 11' 11" (3.63m x 3.63m) Wall mounted radiator, uPVC double glazed window to front aspect, wood laminate flooring, flame effect electric fire with surround and hearth, spotlights to ceiling.

DINING AREA

11' 8" x 8' 5" (3.56m x 2.57m) uPVC double glazed doors opening onto decking, wall mounted radiator, wood laminate flooring.

KITCHEN

9' 7" x 8' 5" (2.92m x 2.57m) Refitted Howdens shaker style kitchen with range of eye level and base units with wood effect work surface over and metro style tiled splash back, 1 1/2 bowl sink and drainer unit, built in electric oven with induction hob and chimney style extractor over, built in cupboard housing combination boiler, integrated appliances to include washing machine, fridge/freezer and dishwasher, wood laminate flooring, spotlights to ceiling, uPVC double glazed window to rear.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, access to loft space (with ladder, power and light), panelled doors to:

BEDROOM ONE

11' 7" x 9' 3" (3.53m x 2.82m) uPVC double glazed window to rear aspect, wall mounted radiator, fitted sliding wardrobes along one wall.

BEDROOM TWO

12' 0" x into bay 12' 0" max (3.66m x 3.66m) uPVC double glazed window to front aspect, wall mounted radiator,

BEDROOM THREE

7' 0" x 6' 1" (2.13m x 1.85m) uPVC double glazed window to front aspect, wall mounted radiator, wood laminate flooring.

BATHROOM

Refitted 4 piece suite to comprise of panelled bath with mixer tap, corner shower unit with combi boiler powered shower, close coupled W.C, wall mounted wash hand basin with drawers under, uPVC double glazed frosted window to rear and side aspect, spotlights to ceiling, tiled splash back, under floor heating, heated towel rail.

OUTSIDE

FRONT

Block paved driveway for 3 Cars

REAR GARDEN

Approximately 80ft. Raised decking area, block paved path with gated access to front, garden mainly laid to lawn with shingle borders, hard standing for shed, enclosed by timber panel fencing.

BRICK BUILT OFFICE

7' 6" x 5' 8" (2.29m x 1.73m) Power and light, uPVC double glazed window to rear, uPVC double glazed door, wall mounted infra red panel heater.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
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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