



**Kennedy
& Foster**

7 Spring Close

Biggleswade

SG18 0HL

Guide Price £300,000 - £320,000

- SEMI DETACHED
- GARAGE/DRIVEWAY
- CLOAKROOM
- CONSERVATORY

- THREE GOOD SIZED BEDROOMS
- NO THROUGH ROAD
- GOOD SIZED REAR GARDEN
- IN NEED OF SOME UPDATING



Situated in a small close of similar properties, this three bedroom semi detached house with a garage and has accommodation as follows: Entrance hall, lounge, kitchen, cloakroom, conservatory, 3 bedrooms and a family bath. This property is in need of some updating. Contact Kennedy & Foster to arrange your viewing.

UPVC FRONT DOOR INTO

ENTRANCE HALL

Tiled flooring, stairs to first floor, coving to ceiling, cloaks cupboard housing gas meter. Doors to:

LOUNGE

16' 10" x 11' 06" (5.13m x 3.51m) Two uPVC double glazed windows to front, radiator, open fireplace with tiled hearth. Coving to ceiling.

KITCHEN

13' 06" x 11' 11" (4.11m x 3.63m) Wall, base and drawer units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Tiled floor, uPVC double glazed window to rear. Space for dishwasher, washing machine, cooker and fridge freezer. Door into:

CONSERVATORY

20' 04" x 7' 07" (6.2m x 2.31m) Radiator, tiled flooring, uPVC double glazed door to rear garden, door to:

CLOAKROOM

Low level w.c. Wash basin, radiator.

FIRST FLOOR LANDING

Loft hatch - loft is mainly boarded and has light. Airing cupboard with cylinder and shelving, storage cupboard, doors to:

BEDROOM ONE

11' 06" x 9' 07" (3.51m x 2.92m) Radiator, uPVC double glazed window, built in cupboard.

BEDROOM TWO

10' 02" x 8' 10" (3.1m x 2.69m) Radiator, uPVC double glazed window, built in double cupboard.

BEDROOM THREE

8' 06" x 7' 01" (2.59m x 2.16m) Radiator, uPVC double glazed window, coving to ceiling.

BATHROOM

Panelled bath with mixer tap and shower attachment over, close coupled w.c. vanity basin and heated towel rail. Frosted uPVC double glazed window.

OUTSIDE

FRONT GARDEN

Block paved driveway

GARAGE

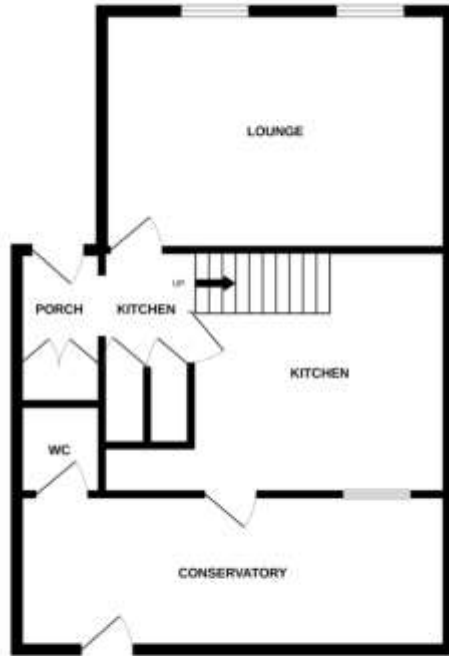
15' 11" x 8' 02" (4.85m x 2.49m) Up & over door with power and light. Personnel door into rear garden.

REAR GARDEN

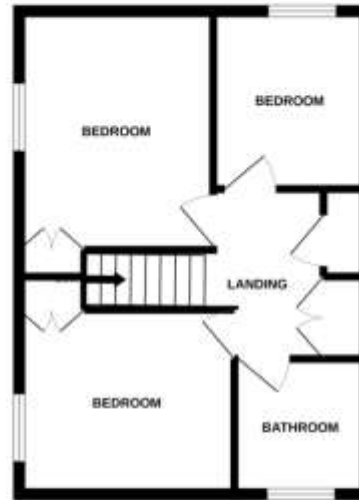
Lawn, shrubs, personnel door into garage.



GROUND FLOOR
56.6 sq.m. (609 sq.ft.) approx.



1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA - 93.7 sq.m. (1008 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, heights, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.
Date: 08/08/2023

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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