



**Kennedy
& Foster**

16 Saffron Road

Biggleswade

SG18 8DJ

Offers Over £360,000

- SHORT WALK TO TRAIN STATION AND TOWN CENTRE
- OLDER STYLE SEMI
- OPEN FIREPLACES
- TWO RECEPTION ROOMS
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- GOOD SIZE REAR GARDEN



Situated within a short walk to the Train Station and Town Centre this lovely older style semi-detached property with the benefit of off road parking and gardens. This property has character features to include open fireplaces in both reception rooms, and accommodation as follows: Entrance hall, lounge, dining room, kitchen, .3 bedrooms and a first floor bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

uPVC double glazed window to side. Radiator. Picture rail. Stairs to first floor. Doors to:

LOUNGE

12' 08" x 11' 08" (3.86m x 3.56m) Open fireplace, uPVC double glazed window to front with stained glass above. Picture rail. Radiator. Painted exposed floorboards.

DINING ROOM

12' 09" x 12' 00" (3.89m x 3.66m) Picture rail. Under stairs storage cupboard. Radiator. Exposed painted floorboards. uPVC double glazed window to rear. Open fireplace. Built in cupboard. Door to pantry with shelving and electric meter. Opening to:

KITCHEN

7' 11" x 6' 11" (2.41m x 2.11m) Butler sink, wall and base units with work surfaces over. Space for washing machine and cooker. uPVC double glazed window and door to rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 04" x 11' 07" (3.76m x 3.53m) Radiator. uPVC double glazed window to front. Exposed painted floorboards. Feature fireplace.

BEDROOM TWO

11' 06" x 9' 00" (3.51m x 2.74m) Radiator. uPVC double glazed window to rear. Feature fireplace.

BEDROOM THREE

9' 03" x 7' 10" (2.82m x 2.39m) uPVC double glazed window to front. Exposed painted floorboards.

BATHROOM

Bath with shower over. Pedestal/basin. W.C. Frosted uPVC double glazed window to rear.

OUTSIDE

FRONT

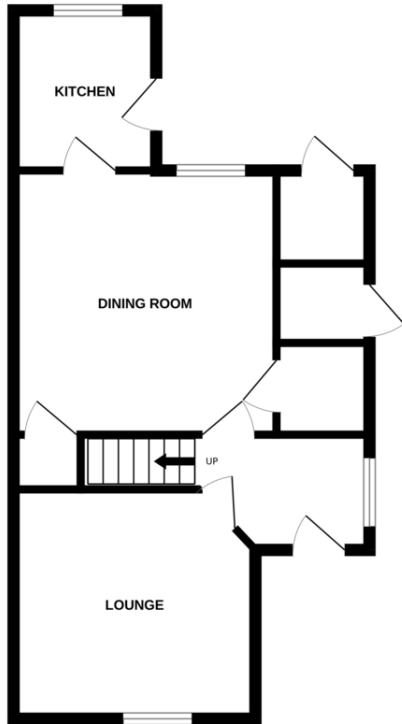
Driveway. Outside storage cupboard housing boiler. Gated access to:

REAR GARDEN

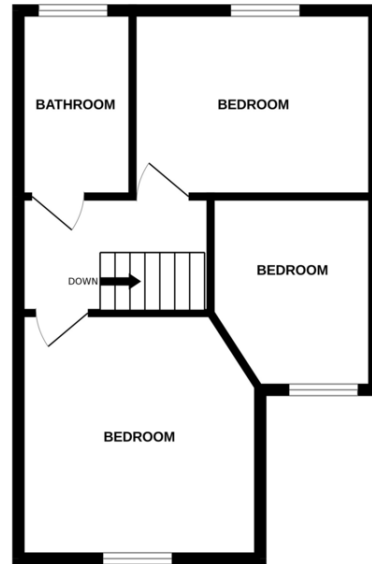
Good size garden, mainly laid to lawn with shed, outside tap, shrubs, outside w.c.



GROUND FLOOR



1ST FLOOR



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

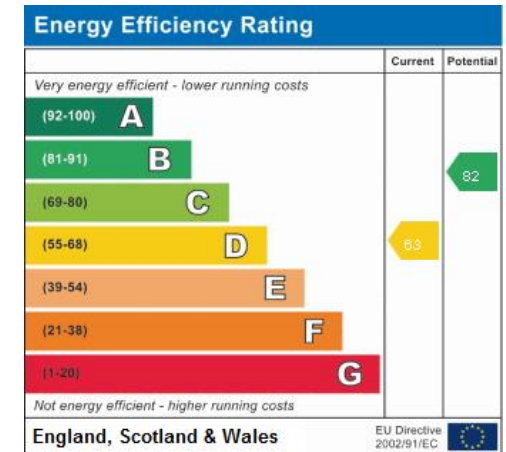
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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