



Kennedy & Co.

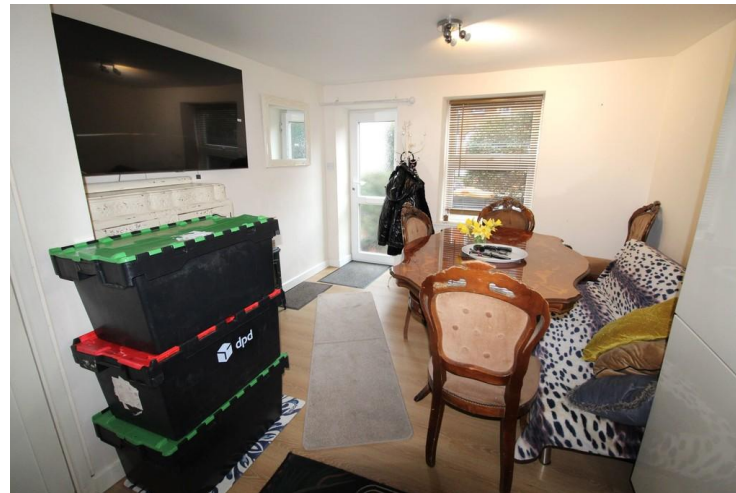
38 Foster Hill Road, Bedford

MK40 2EN

EPC: C * No Upward Chain! *

£219,950

- No Upward Chain!
- Two Bedroom Period Home
- Spacious 18ft Open Plan Lounge/Kitchen Area
- Family Bathroom
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Combination Boiler
- Enclosed Rear Garden
- Ideal First Time/Investment Buy



An excellent opportunity to purchase this two bedroom period home, ideally situated within the heart of Bedford town centre with easy access to all amenities, which benefits from a generous living space and enclosed rear garden.

This delightful property briefly boasts a spacious 18ft open plan lounge with kitchen area, family bathroom, and two bedrooms.

Other benefits include no upward chain, gas to radiator central heating with combination boiler, and uPVC double glazing throughout.

Externally the property benefits from a small front garden and enclosed rear garden.

Early viewings are strongly recommended on this ideal first time or investment property.

PARTICULARS

uPVC obscure double glazed entrance door to:

LOUNGE/KITCHEN AREA

18' 4" x 10' 9" (5.59m x 3.28m) Open plan lounge with kitchen area, dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed French doors to rear elevation, double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, laminated wood effect flooring, fitted kitchen area comprising one bowl stainless steel sink/drainer unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in oven with four burner built in ceramic hob over, built in fridge/freezer with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, door to:

BATHROOM

uPVC obscure double glazed window to side elevation, wall mounted chrome heated towel rail, fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, laminated wood effect flooring, access to further loft space, sunken spotlighting, extractor fan.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

10' 9" x 10' (3.28m x 3.05m) uPVC double glazed window to front elevation, double panel radiator.

BEDROOM TWO

8' 6" x 8' 2" (2.59m x 2.49m) uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard over stairs housing wall mounted gas combi boiler.

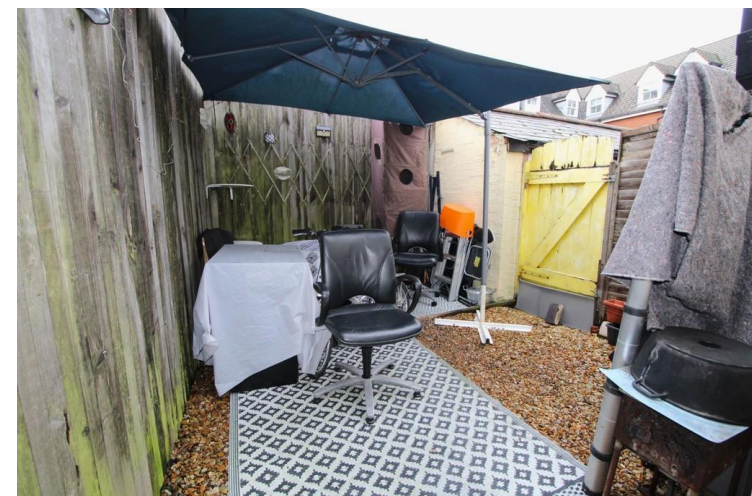
EXTERNALLY

FRONT

Feature paved pathway to entrance door, mainly laid to shingle, established tree borders.

REAR GARDEN

Enclosed rear garden, mainly laid to shingle, gated access to side, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
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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