



**Kennedy
& Foster**

14 Brunswick Close

Biggleswade

SG18 0DA

£350,000

- 3 BEDROOM SEMI DETACHED
- RECENTLY REDECORATED
- LOUNGE
- KITCHEN/DINING ROOM
- BATHROOM
- GARAGE & DRIVEWAY
- GARDENS
- CHAIN FREE



Situated in a small close of similar properties within very easy walking distance of the town centre and train station. This 3 bedroom semi-detached property is being offered chain free. This lovely home has recently been redecorated and has recently refitted carpets and has the added benefit of garage and driveway. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE PORCH

Storage cupboard with fuse box and meter. Door to:

ENTRANCE HALL

Stairs to first floor, electric heater. Door to:

LOUNGE

12' 05" x 12' 05" (3.78m x 3.78m) Wall mounted electric heater, uPVC double glazed window to front, electric radiator, coving to ceiling, double glass panelled door to:

KITCHEN/DINING ROOM

15' 07" x 11' 04" (4.75m x 3.45m) Wall, base and drawer units with work surfaces over, stainless steel single drainer sink unit, space for washing machine, fridge, freezer, cooler, uPVC double glazed window to rear, with electric heater. Door to pantry with uPVC double glazed sliding patio to rear garden, door to side.

FIRST FLOOR LANDING

Access to insulated loft with light and ladder, coving to ceiling, electric radiator, airing cupboard housing cylinder, uPVC double glazed window to side. Doors to:

BEDROOM ONE

12' 10" x 9' 03" (3.91m x 2.82m) Built in double wardrobe with hanging rail and built in single wardrobe, storage cupboard, uPVC double glazed window to front, radiator, coving to ceiling.

BEDROOM TWO

9' 03" x 9' 02" (2.82m x 2.79m) Built in double wardrobe with hanging rail, uPVC double glazed window to rear, coving to ceiling.

BEDROOM THREE

7' 01" x 6' 11" (2.16m x 2.11m) Built in double wardrobe with hanging rail, uPVC double glazed window to front, coving to ceiling.

BATHROOM

Panelled bath, pedestal basin, low level W.C, fully tiled walls, uPVC double glazed frosted window to rear.

OUTSIDE

FRONT

Laid to lawn, hedges, pathway to front door.

GARAGE

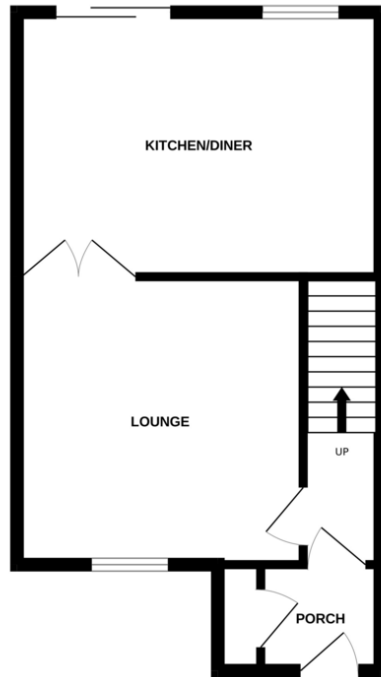
16' 06" x 7' 10" (5.03m x 2.39m) Power and light, up and over door, work bench.

REAR GARDEN

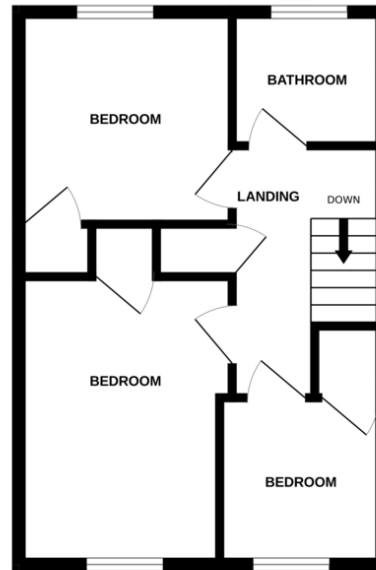
paved patio, laid to lawn, flowers and shrubs, shed with power, outside tap, gated side access, personnel door to garage.



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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 43 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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