



**Kennedy
& Foster**

22 Fairlands
Biggleswade
SG18 0BX
£360,000

- TERRACED PROPERTY
- 3 GOOD SIZE BEDROOMS
- WITHIN WALKING DISTANCE TO TRAIN STATION, TOWN CENTRE AND SCHOOLS
- LOUNGE
- REFITTED KITCHEN
- DINING ROOM
- REFITTED BATHROOM AND SEPARATE W.C.
- GENEROUS GARDEN OVERLOOKING GREEN AREA



Situated within an easy walk of the town centre, train station and schools, this good sized 3 bedroom terraced property that overlooks a green area, The property comprises: Entrance hall, lounge, refitted kitchen, dining room, 3 good size bedrooms, refitted bathroom and separate W.C. The property has a generous size rear garden. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Laminate flooring, radiator, under stairs storage, cupboard housing meter and consumer unit. Doors to:

LOUNGE

12' 09" x 12' 08" (3.89m x 3.86m) Radiator, uPVC double glazed window to front, coving to ceiling.

KITCHEN

10' 08" x 9' 08" (3.25m x 2.95m) Wall, base and drawer units with work surfaces over, built in oven, gas hob and extractor over, sink unit with spray tap, uPVC double glazed window and door to rear, integrated fridge/freezer, dishwasher and washing machine. Door to:

DINING ROOM

9' 05" x 9' 01" (2.87m x 2.77m) uPVC double glazed window to rear, radiator, laminate flooring.

FIRST FLOOR LANDING

Loft hatch, linen cupboard. Doors to:

BEDROOM ONE

15' 05" x 11' 01" (4.7m x 3.38m) Built in wardrobe, laminate flooring, radiator, uPVC double glazed window to rear.

BEDROOM TWO

13' 08" x 11' 11" (4.17m x 3.63m) uPVC double glazed window to front, radiator, laminate flooring.

BEDROOM THREE

9' 00" x 8' 10" (2.74m x 2.69m) uPVC double glazed window, radiator.

BATHROOM

Bath with rainwater and hand shower attachment, inset basin with cupboard under, heated towel rail, uPVC double glazed window to rear.

SEPARATE W.C

Low level W.C, wash hand basin, uPVC double glazed frosted window.

OUTSIDE

FRONT

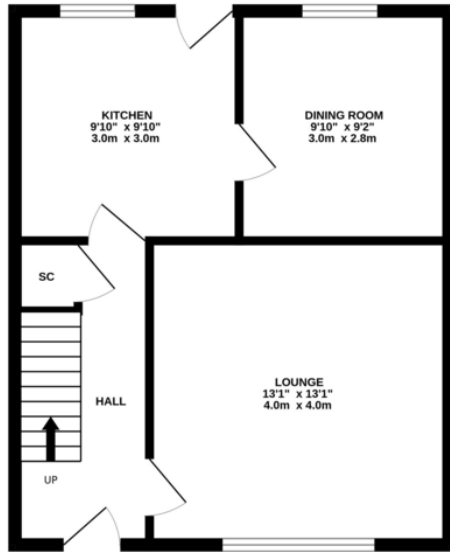
Open plan front garden, pathway to front door and side access.

REAR GARDEN

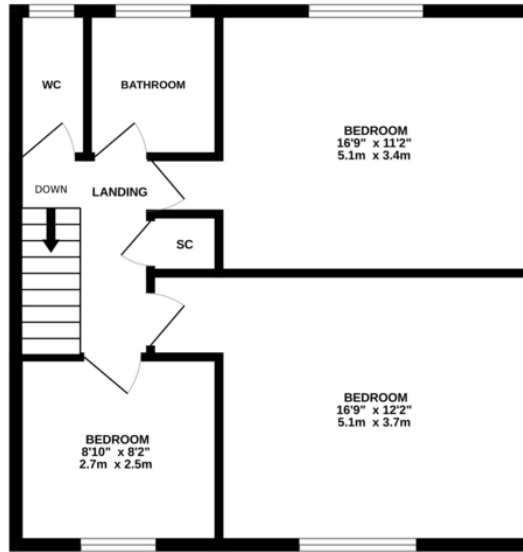
Laid to lawn, patio, brick building.



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.
Made with Metropix ©2024

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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