



**Kennedy
& Foster**

80 Brunel Drive
Biggleswade
SG18 8BH

- TWO DOUBLE BEDROOMS
- 'L' SHAPED LOUNGE/DINING
- MODERN KITCHEN
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION

- CLOAKROOM & FAMILY BATHROOM
- ALLOCATED PARKING
- ATTRACTIVE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS

Guide Price £300,000



This well presented 2 double bedroom modern home is situated on the outskirts of Biggleswade yet within walking distance of the town centre and train station. This gorgeous home offers downstairs cloakroom, kitchen, 'L' shaped lounge/dining room, 2 bedrooms and a family bathroom. To the front of the property is an allocated parking space and a lovely rear garden. Contact Kennedy & Foster the sole agents to arrange your viewing of this property which is ideal for first time buyers.

FRONT DOOR INTO

ENTRANCE HALL

Consumer unit, laminate flooring, radiator, stairs to first floor, under stairs storage. Doors to:

CLOAKROOM

Low level W.C, pedestal basin with tiled splash back, radiator, extractor fan.

'L' SHAPED LOUNGE/DINING ROOM

15' 01 max" x 13' 03" (4.6m x 4.04m) uPVC double glazed window and French doors to rear garden, laminate flooring, 2 radiators.

KITCHEN

10' 03" x 6' 03" (3.12m x 1.91m) White wall, base an drawer units with work surfaces over, under cupboard lighting, washing machine, space for dishwasher and fridge/freezer. Built in oven, gas hob and extractor hood over, cupboard housing boiler, single drainer sink unit with mixer spray tap.

FIRST FLOOR LANDING

Access to partially boarded loft with ladder and light, radiator, airing cupboard with cylinder and shelving. Doors to:

BEDROOM

13' 02 max" x 9' 02" (4.01m x 2.79m) uPVC double glazed window to front, radiator.

BEDROOM

11' 01" x 9' 03" (3.38m x 2.82m) uPVC double glazed window to rear, radiator, built in double wardrobe with hanging rail and storage.

BATHROOM

Bath with rainwater head shower over and hand shower attachment, vanity basin with drawers under, low level W.C, heated towel rail, tiled flooring.

OUTSIDE

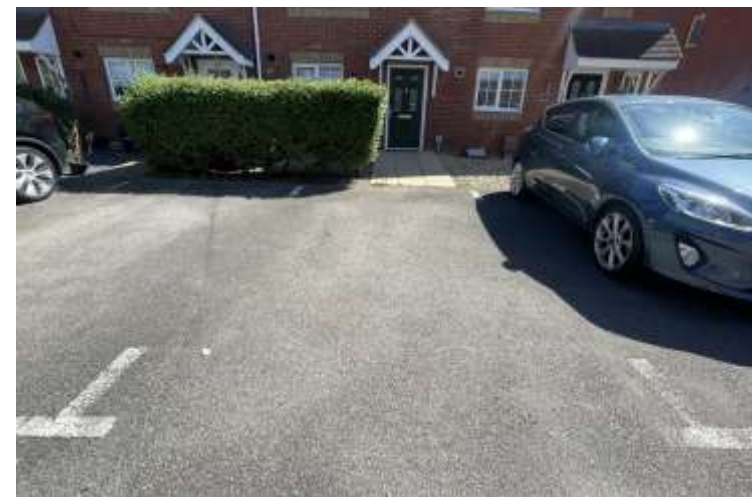
FRONT

Shingled, paved pathway to front door, outside tap.

PARKING SPACE TO FRONT

REAR GARDEN

Paved patio, laid to lawn, raised beds, shingled beds, shed, water butt.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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