



**Kennedy
& Foster**

15 Southview
Biggleswade
SG18 8BZ
£365,000

- CONVENIENTLY LOCATED FOR TRAIN STATION
- SEMI-DETACHED
- 3 BEDROOMS
- KITCHEN/DINING ROOM
- CONSERVATORY
- DRIVEWAY
- GENEROUS GARDEN
- CHAIN FREE



Conveniently located for town centre and train station this 1930's style semi-detached property that is being offered chain free. This lovely home has the benefit of a driveway next to the property, generous rear garden, lounge, kitchen/dining room and conservatory, 3 bedrooms an bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Radiator. Coving to ceiling. Stairs to first floor landing. Doors to:

LOUNGE

11' 04" x 10' 08" (3.45m x 3.25m) Feature fireplace. Coving to ceiling. Radiator. Double glazed window to front.



KITCHEN/DINING ROOM

15' 04" x 13' 05" (4.67m x 4.09m) Wall, base and drawer units with work surfaces over. Range style cooker. Integrated fridge/freezer, dish washer and washer dryer. Cupboard housing boiler. Stainless steel single drainer sink nit with mixer tap. Double glazed window to rear. Shelved cupboard. Double glazed French doors to conservatory.

CONSERVATORY

9' 11" x 7' 04" (3.02m x 2.24m) French doors to rear garden.

FIRST FLOOR LANDING

Access to loft. Coving to ceiling. Doors to:



BEDROOM ONE

15' 05" x 10' 08" (4.7m x 3.25m) Two double glazed windows to front. Radiator. Coving to ceiling.

BEDROOM TWO

10' 02" x 9' 11" (3.1m x 3.02m) Coving to ceiling. Radiator. Double glazed windows to rear.

BEDROOM THREE/STUDY

6' 06" x 5' 11" (1.98m x 1.8m) Radiator. Double glazed window to side. Coving to ceiling.

BATHROOM

9' 10" x 5' 00" (3m x 1.52m) Bath with shower over. Pedestal basin. Low level w.c. Radiator. Frosted double glazed window to rear.

OUTSIDE

FRONT GARDEN

DRIVEWAY TO SIDE OF PROPERTY

Barked beds. Dwarf brick wall. Gated access to rear.

REAR GARDEN

Paved patio. Lawn. Shrubs. Tree. Outside tap.

Wooden outbuilding 16'04 x 7'08 double doors. Power and light.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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