



**Kennedy  
& Foster**

17 Blunham Road  
Biggleswade  
SG18 8BY  
**£285,000**

- WITHIN WALKING DISTANCE TO TRAIN STATION
- THREE BEDROOMS
- MID TERRACED PROPERTY
- KITCHEN
- LOUNGE
- BATHROOM
- ALLOCATED PARKING
- SMALL ENCLOSED GARDEN



Situated within walking distance of train station and town centre this 3 bedroom property has the benefit of a small enclosed garden and allocated parking to the rear and a recently installed gas boiler. Contact Kennedy & Foster the sole agents to arrange your viewing .

#### **ENTRANCE HALL**

Stairs to first floor landing, Understairs cupboard.

#### **KITCHEN**

8' 8" x 5' 2" (2.64m x 1.57m) Wall, base and drawer units work surfaces over, single drainer sink unit with mixer tap, space for fridge/freezer, washing machine and dishwasher, cupboard housing boiler, uPVC double glazed window to front.



#### **LOUNGE**

12' 2" x 11' 3" (3.71m x 3.43m) Radiator, coving to ceiling, two radiators, uPVC double glazed patio door to rear garden.

#### **FIRST FLOOR LANDING**

Access to partially boarded loft, airing cupboard housing cylinder and shelving, radiator. Doors to:

#### **BEDROOM**

11' 2" x 10' 2" (3.4m x 3.1m) Laminate flooring, uPVC double glazed window, radiator, coving to ceiling.

#### **BEDROOM**

13' 5" x 7' 2" (4.09m x 2.18m) uPVC double glazed window to rear, coving to ceiling, radiator.



#### **BEDROOM**

11' 7" x 8' 8" (3.53m x 2.64m) uPVC double glazed window to rear, coving to ceiling, radiator.

#### **BATHROOM**

Bath with mixer tap and shower over, low level W.C, pedestal basin, shelved alcove, radiator, uPVC double glazed frosted window to front.

## OUTSIDE

### FRONT

Shingled garden, path to front door.

### REAR GARDEN

Gated access to rear, decking, shed.

### ALLOCATED PARKING SPACE



**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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