



**Kennedy  
& Foster**

11 Oak Crescent  
Upper Caldecote  
SG18 9DH

- TWO BEDROOM EXTENDED END TERRACE
- WELL PRESENTED
- TUCKED AWAY END OF LOVELY CLOSE
- FRONT TO BACK LOUNGE

- KITCHEN/BREAKFAST ROOM
- SNUG
- BATHROOM
- GARAGE, PARKING AND GARDENS

**Guide price £280,000 - £290,000**



GUIDE PRICE £280,000 - £290,000

This deceptively spacious and well presented two bedroom EXTENDED end terrace property is situated in a lovely location and is tucked away at the end of a small close in this desirable village location. This property must be viewed to really appreciate what this delightful home has to offer. Front to back lounge with dual burner, kitchen/breakfast room, Snug, two bedrooms and first floor bathroom. To the outside are gardens, garage and parking space. Contact Kennedy & Foster to arrange your viewing.

#### **COMPOSITE FRONT DOOR INTO:**

#### **ENTRANCE PORCH**

Query tiled floor, radiator, consumer unit, uPVC double glazed window to side. Opening to:

#### **SNUG**

10' 11" x 10' 06" (3.33m x 3.2m) uPVC double glazed window to front, under stairs storage cupboard, stairs to first floor landing. Feature brick arch with shelving, inset lighting. Door to:

#### **'L' SHAPED KITCHEN/BREAKFAST ROOM**

16' 07" x 10' 06" (5.05m x 3.2m) Wall, base and drawer units with work surfaces over, built in fridge/freezer, oven and microwave. Induction hob, stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, dual aspect windows and uPVC double glazed door to side. Door to:

#### **LOUNGE/DINING ROOM**

27' 09" x 10' 09" (8.46m x 3.28m) Brick fireplace housing dual burner, exposed floor boards two radiators, uPVC double glazed window to front and uPVC double glazed French door to rear garden.

#### **FIRST FLOOR LANDING**

Radiator, stairs going to both sides. Door to:

#### **MASTER BEDROOM**

17' 04" x 10' 10" (5.28m x 3.3m) Exposed brick chimney breast, built in wardrobes, two radiators, uPVC double glazed dual aspect windows.

## BATHROOM

'P' shaped bath with rainwater shower head and hand shower over, W.C, Pedestal basin, heated towel rail, fully tiled flooring, uPVC double glazed frosted window to rear, airing cupboard.

## BEDROOM TWO

10' 05" x 7' 11" (3.18m x 2.41m) Exposed brick chimney breast, uPVC double glazed window to front, storage cupboard.

## OUTSIDE

### FRONT

Laid to lawn, slated and shingle beds, gated side access to rear garden.

## ENCLOSED REAR GARDEN

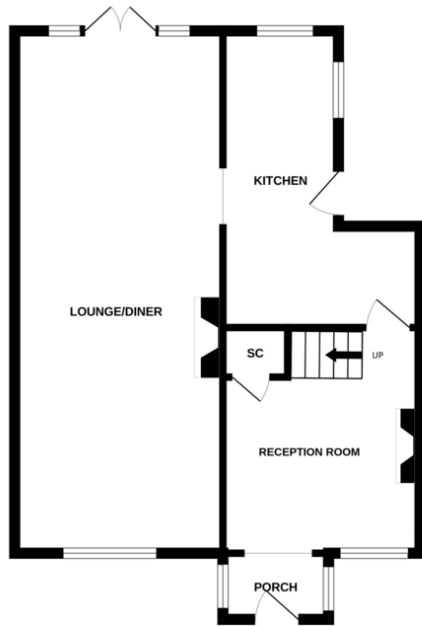
Block paved patio, laid to lawn, slated and shingle beds, gated side access.  
Pedestrian right of access.

## GARAGE

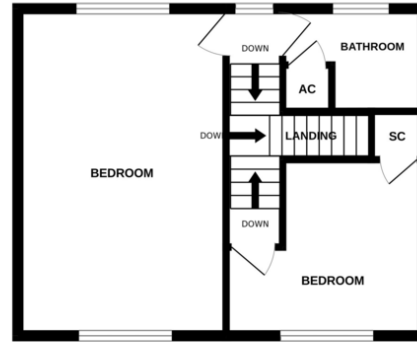
Situated nearby Property, up and over door, parking in front of garage.



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.  
Made with Metropix ©2024

**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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 and 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