



**Kennedy  
& Foster**

65 Shortmead Street

Biggleswade

SG18 0BB

**£359,950**

- OVER 60'S
- EXTREMELY SPACIOUS MID TERRACE (OF ONLY THREE)
- TWO DOUBLE BEDROOMS
- TWO SHOWER ROOMS & A BATHROOM
- LOUNGE
- KITCHEN/DINING ROOM
- TWO PARKING SPACES
- ATTRACTIVE GARDENS



This well presented and spacious mid terraced (of only three) built for the over 60's. This amazing property has many benefits to include Lounge, kitchen/dining/family room, downstairs shower room, upstairs bathroom and ensuite to the master bedroom. The second bedroom is a double room with fitted wardrobes. Other benefits to this property is allocated parking space for two cars and being positioned within close proximity to the town Centre & Train Station. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO**

#### **ENTRANCE HALL**

Radiator, stairs to first floor, door to:

#### **LOUNGE**

15' 03" x 13' 08" (4.65m x 4.17m) Double glazed sash window to front, two radiators, door to:

#### **KITCHEN/DINING ROOM/FAMILY ROOM**

18' 09" x 13' 09 max" (5.72m x 4.19m) Wall, base and drawer units with worksurfaces over, stainless steel sink unit with mixer tap. Built in Neff dishwasher, Neff washer/dryer and Neff oven with induction hob and extractor hood over. Integrated microwave. Bosch fridge/freezer, wall mounted certified gas combi boiler. Karndean flooring. uPVC double glazed sash window to rear and double doors to rear garden. Fitted wall units with larder cupboard and drawer under. Further storage cupboard with light. Door to:

#### **SHOWER ROOM**

Fully tiled shower cubicle, vanity basin with cupboard under, close coupled w.c. heated towel rail, extractor fan, tiled flooring.

#### **FIRST FLOOR LANDING**

Access to partly boarded loft with light and retractable ladder. Storage cupboard with light. Door to:

#### **BEDROOM ONE**

17' 00" x 11' 10" (5.18m x 3.61m) Built in wardrobes along one wall with sliding mirrored doors and hanging rail. Storage area with shelving. TV ariel point, two radiators, two double glazed sash windows to front, door to:

#### **ENSUITE**

Fully tiled shower cubicle with shower over, vanity basin and cupboard under. Close coupled w.c. tiled flooring, inset lighting.

#### **BEDROOM TWO**

13' 01" x 10' 11" (3.99m x 3.33m) Radiator, uPVC double glazed sash window to rear.

## BATHROOM

Panelled bath with mixer tap & shower over, fully tiled splashback, vanity basin with cupboard under, close coupled w.c. Tiled floor, heated towel rail, inset lighting, frosted uPVC double glazed sash window, extractor fan.

## OUTSIDE

### FRONT

Enclosed by dwarf brick wall and wrought iron railings and gate. Paved, outside light.

### REAR GARDEN

Artificial lawn, paved patio areas and pathway leading to gated rear access. Flower & shrub borders, outside tap, shed, outside light.

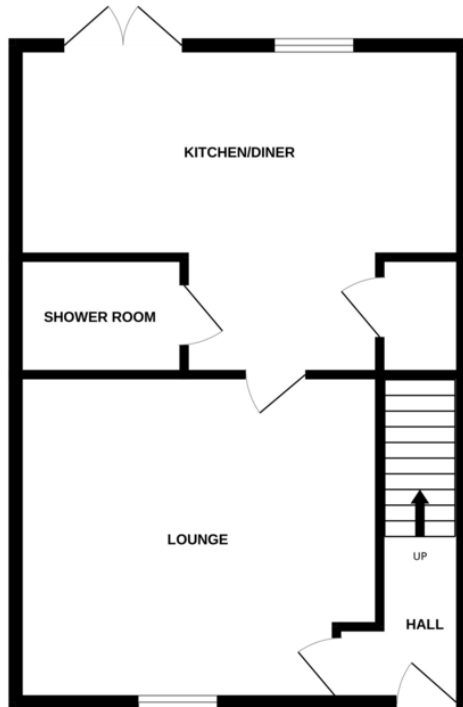
To the rear of the property is a bin shed and two parking spaces.

### AGENT NOTES

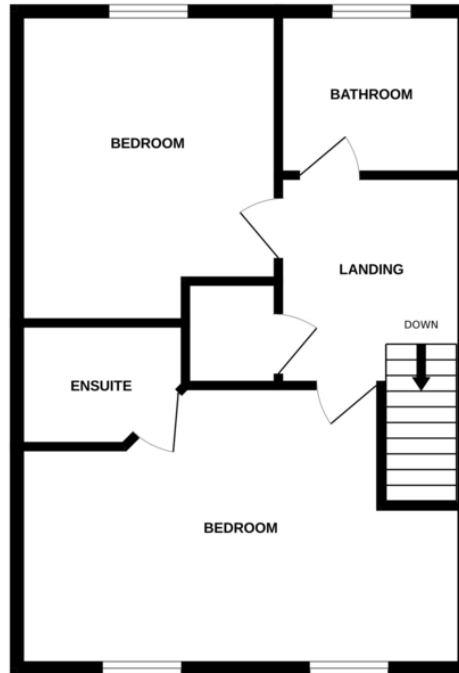
This is a McCarthy & Stone build with 5 years NHBC left.



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.  
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**COUNCIL TAX BAND**

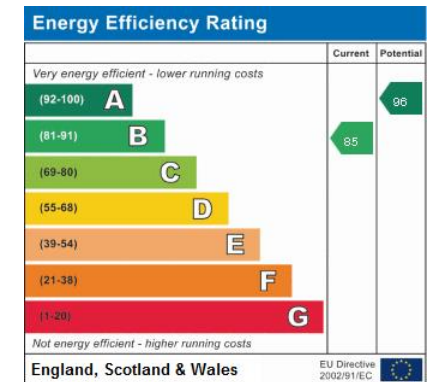
Tax band

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

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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