



**Kennedy
& Foster**

110 Shortmead Street
Biggleswade
SG18 0BH
£370,000

- WALKING DISTANCE OF TOWN CENTRE, TRAIN STATION AND MAJOR ROAD NETWORK
- NON ESTATE LOCATION
- CHAIN FREE
- KITCHEN/BREAKFAST ROOM
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- GARAGE AND PARKING



Situated in this non estate location within easy reach of the town centre and train station, this 3-bedroom property with the benefit of a garage and parking. This lovely home offers downstairs cloakroom, 2 reception rooms, kitchen/breakfast room, 3 bedrooms, bathroom, en suite and lovely gardens. Contact Kennedy & Foster to arrange your viewing of this chain free property.

FRONT DOOR INTO:

ENTRANCE HALL

Door to:

CLOAKROOM

Low level W.C, pedestal basin, extractor fan.

RECEPTION ROOM

15' 10 plus bay" x 10' 10" (4.83m x 3.3m) 2 radiators, double glazed sash bay window to front with fitted shutters, stairs to first floor, under stairs storage cupboard. Door into kitchen.

RECEPTION ROOM

16' 10" x 8' 08" (5.13m x 2.64m) Double radiator, double glazed sash window to front, fitted shutters, double glazed doors to rear garden, access to boarded loft with ladder and light.

KITCHEN/BREAKFAST ROOM

14' 10" x 7' 11" (4.52m x 2.41m) Wall, base and drawer units with work surfaces over, space for washing machine, dishwasher and fridge/freezer. Built in double oven, gas hob with extractor hood over, 1 1/2 bowl stainless steel single drainer sink unit, extractor hood, double glazed window to rear and French door to rear garden, double radiator.

FIRST FLOOR LANDING

Airing cupboard with shelving. Doors to:

BEDROOM ONE

11' 10" x 8' 07" (3.61m x 2.62m) Double glazed window to rear, radiator. Door to:

ENSUITE

9' 08" x 7' 11" (2.95m x 2.41m) Fully tiled shower cubicle, pedestal basin, low level W.C, extractor fan.

BEDROOM TWO

9' 08" x 7' 11" (2.95m x 2.41m) Radiator, double glazed to window front.

BEDROOM THREE

8' 01" x 5' 11" (2.46m x 1.8m) Radiator, double glazed to window front, loft hatch, double glazed window to rear.

BATHROOM

Fully tiled shower cubicle, low level W.C, pedestal basin, double glazed frosted window to front.

OUTSIDE

FRONT GARDEN

Enclosed by iron fencing, paved to front and pathway leading to front door.

REAR GARDEN

Paved patio, laid to lawn, raised flower beds, outside tap, wendy house, electric points, gated rear access leading to:

GARAGE

Up and over door, power and light.

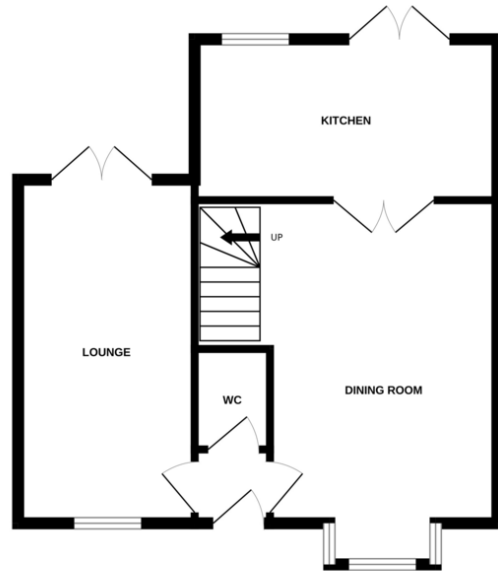
PARKING SPACE TO FRONT OF GARAGE

AGENT NOTES

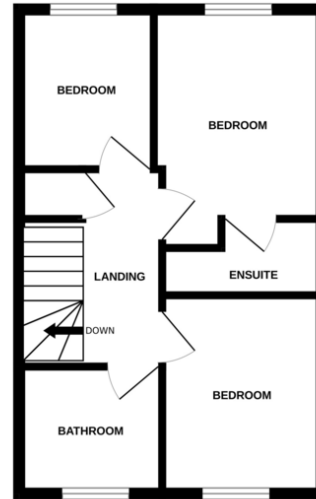
Please note property is located in a Conservation area of Biggleswade.



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

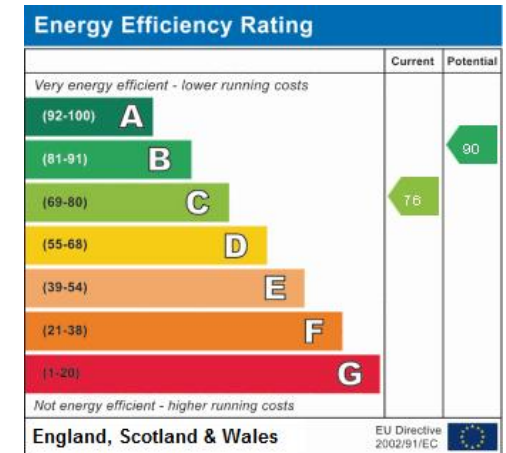
Tax band D

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 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