



**Kennedy
& Foster**

112 Drove Road
Biggleswade
SG18 0HJ
£425,000

- WELL PRESENTED CHARACTER SEMI
- WALKING DISTANCE TO TRAIN STATION & TOWN CENTRE
- CLOAKROOM
- 2 RECEPTION ROOMS
- KITCHEN, UTILITY & BREAKFAST AREA
- 3 BEDROOMS
- LARGE GARDEN WITH OUTSIDE OFFICE
- PARKING



This well presented 3 bedroom semi-detached character property is situated within walking distance of the train station and town centre and must be viewed to fully appreciate the large rear garden, outside office, parking and accommodation that comprises of: Entrance hall, lounge, dining room, kitchen, utility/breakfast area, cloakroom, 3 bedrooms and a bathroom. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor, coving to ceiling, wall mounted cupboard housing fuse box and meter. Doors to:

LOUNGE

12' 07" x 11' 03" (3.84m x 3.43m) uPVC double glazed bay window to front, picture rail, double radiator, feature fireplace.

DINING ROOM

11' 10" x 11' 07" (3.61m x 3.53m) Tiled floor, radiator, uPVC double glazed French doors to rear garden and uPVC double glazed window to side, coving to ceiling, under stairs storage cupboard.

KITCHEN

9' 01" x 8' 09" (2.77m x 2.67m) Wall, base and drawer units with works surfaces over, butler sink, integrated washing machine and dishwasher, double oven. Electric hob extractor, hood over, uPVC double glazed window to side, tiled flooring, uPVC double glazed window to side, uPVC double glazed French doors to:

UTILITY/BREAKFAST ROOM

6' 10" x 6' 03" (2.08m x 1.91m) Velux window, uPVC double glazed French doors to rear garden, space for American style fridge/freezer, double radiator, door to storage cupboard housing boiler. Door to:

FULLY TILED CLOAKROOM

Low level W.C, wash hand basin, uPVC double glazed frosted window to side.

FIRST FLOOR LANDING

Access to loft hatch, partially boarded with ladder and light. Coving to ceiling. Doors to:

BEDROOM ONE

14' 06" x 10' 10" (4.42m x 3.3m) 2 uPVC double glazed windows to front, double radiator, feature fire place.

BEDROOM TWO

9' 01" x 8' 01" (2.77m x 2.46m) uPVC double glazed window to rear, radiator, coving to ceiling.

BEDROOM THREE

9' 03" x 8' 10" (2.82m x 2.69m) uPVC double glazed window to rear, double radiator, coving to ceiling.

FULLY TILED BATHROOM

'P' shaped bath with mixer tap and shower over, low level W.C, pedestal basin, heated towel rail, uPVC double glazed frosted window to rear.

OUTSIDE

FRONT

Shingled parking area, block paved shared driveway leading to double gates into:

REAR GARDEN

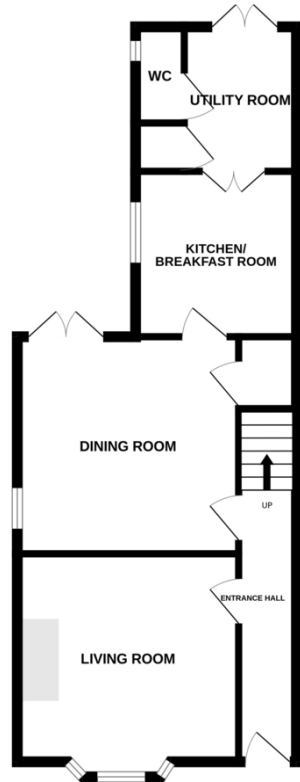
Large block paved patio, brick outbuilding, laid to lawn, flower beds, outside tap, electric double socket, shed, pallet seating area.

OFFICE/GAME ROOM

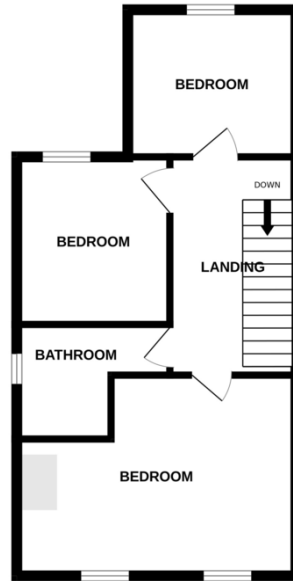
10' 06" x 7' 04" (3.2m x 2.24m) Power, light and uPVC double glazed windows.



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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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