



29 Cedar Avenue Biggleswade

SG18 0DE

Offers Over £330,000

- POPULAR FAIRFIELD DEVELOPMENT
  - WELL PRESENTED PROPERTY
  - 3 BEDROOMS
  - LOUNGE

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- REFITTED KITCHEN/DINER
- STUDY AREA AND STORAGE (FORMALLY THE GARAGE)
- REFITTED BATHROOM
- CHAIN FREE



Situated on the popular Fairfield development, this well-presented terraced property offering Entrance hall, kitchen/diner, lounge, study area / storage (formally garage) 3 bedrooms. Bathroom, generous size garden and driveway. This lovely home is being offered CHAIN FREE. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### FRONT DOOR INTO:

### **ENTRANCE HALL**

Radiator, stairs to first floor, tiled floor, under stairs cupboard.

#### **REFITTED KITCHEN/DINING ROOM**

22' 02" x 5' 07" (6.76m x 1.7m) Wall, base and drawer units with Quartz work surface over. Integrated washing machine, dishwasher and fridge. 1 1/2 bowl sink unit with mixer tap, built in induction hob, double oven, extractor hood over, cupboard housing boiler. Radiator, uPVC double glazed window and uPVC double glazed door to rear garden.

### LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m) Radiator, uPVC double glazed sliding patio door to rear garden, coving to ceiling.

#### POTENTIAL STUDY/STORAGE

14' 05" x 7' 08" (4.39m x 2.34m) Coving to ceiling, power and light.

### FIRST FLOOR LANDING

Access to loft with light. Doors to:

#### **BEDROOM ONE**

11' 04 to rear of wardrobe" x 10' 11" (3.45m x 3.33m) Fitted bedroom furniture to include wardrobes, dressing table, bedside cabinets, drawers and matching head board, radiator, uPVC double glazed window to rear.

### **BEDROOM TWO**

10' 11" x 9' 00" (3.33m x 2.74m) uPVC double glazed window to rear, radiator.

## **BEDROOM THREE**

8' 01" x 8' 00" (2.46m x 2.44m) uPVC double glazed window to front, radiator.

# FULLY TILED BATHROOM

'P' shaped bath with shower over and hand held shower over. Shower screen, close coupled W.C, vanity basin with cupboard under, heated towel rail, airing cupboard with cylinder.

# OUTSIDE

**FRONT** Block paved double width driveway.

# **REAR GARDEN**

Paved patios, shingles, shed, gated rear access.



GROUND FLOOR

1ST FLOOR





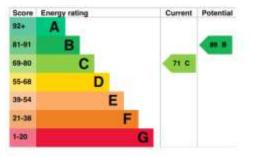
COUNCIL TAX BAND Tax band C

# TENURE

Freehold

# LOCAL AUTHORITY

Central Bedfordshire Council



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