





# Kennedy & Foster

23A Kitelands Road

Biggleswade

**SG18 8NT** 

£250,000

- CHAIN FREE
- SEMI-DETACHED
- TWO BEDROOMS
- ROOM FOR IMPROVEMENTS

- CLOAKROOM & BATHROOM
- PARKING & GARDEN
- IDEAL FOR FIRST TIME BUYERS







This 2 bedroom semi-detached property with garden and drive, is situated within easy reach of the retail park, schools and walking distance of the town centre and train station. The property requires some updating to make a lovely first time home. Contact Kennedy & Foster the sole agents to arrange your viewing of this chain free property.

#### **UPVC FRONT DOOR INTO:**

### **ENTRANCE HALL**

Stairs to first floor landing, under stairs storage cupboard, double radiator, coving to ceiling. Doors to:

## **KITCHEN**

9' 09"  $\times$  5' 00" (2.97m  $\times$  1.52m) Wall, base and drawer units with work surfaces over, oven, hob, space for washing machine and fridge, stainless steel single drainer sink units, uPVC double glazed window to front.

#### **LOUNGE**

15' 00" x 11' 01" (4.57m x 3.38m) Double radiator, uPVC double glazed window to rear and door to rear garden, coving to ceiling.

#### **CLOAKROOM**

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

#### FIRST FLOOR LANDING

Cupboard housing boiler. Doors to:

#### **BEDROOM ONE**

11' 01" x 9' 09" (3.38m x 2.97m) uPVC double glazed window to rear, radiator.

#### **BEDROOM TWO**

8'~06"~x~8'~00"~(2.59m~x~2.44m)~uPVC~double~glazed~window~to~front,~radiator,~built~in~cupboard~with~hanging~rail.

#### **BATHROOM**

Bath with mixer tap and shower attachment, pedestal basin, low level W.C

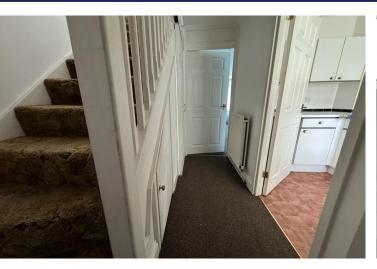
## OUTSIDE

# **FRONT**

Parking, shrubs and gated access to:

# **ENCLOSED REAR GARDEN**

Paved patio, gated side access.







GROUND FLOOR 303 sq.ft. (28.2 sq.m.) approx. 1ST FLOOR 303 sq.ft. (28.2 sq.m.) approx.





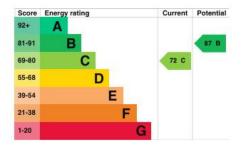
**COUNCIL TAX BAND** 

Tax band

**TENURE** 

Freehold

## **LOCAL AUTHORITY**



TOTAL FLOOR AREA: 607 sq.tl. (56.4 sq.tl.) approx. Shibit every always has been need to ensure the accuracy of the thougher contened have, researcement of about, sendow, norms and any other owns are approximate and in engineetings is seen for any entire commission of the commiss

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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