



**Kennedy
& Foster**

54 Fairfield Road
Biggleswade
SG18 0BS
£389,950

- LOVELY LOCATION
- MATURE SEMI
- THREE BEDROOMS
- TWO RECEPTION ROOMS

- KITCHEN
- CLOAKROOM & FAMILY BATHROOM
- GENEROUS SIZED REAR GARDEN
- PARKING



Situated in a lovely location along a tree lined road and within easy reach of town centre and train station and close by to country walks this older style well presented semi detached property offers 2 reception rooms, kitchen, cloakroom, 3 bedrooms and bathroom and the added benefit of a generous rear garden and parking to the front. A lovely home being sold by Kennedy & Foster the sole agents.

FRONT DOOR INTO

ENTRANCE LOBBY

Stairs to first floor landing. Doors to:

DINING ROOM

12' 01" x 10' 10" (3.68m x 3.3m) uPVC double glazed window and feature circular window, under stairs storage area, laminate flooring, coving to ceiling, opening to kitchen and opening to:

LOUNGE

12' 09" x 12' 02" (3.89m x 3.71m) Feature fireplace, coving to ceiling, double glazed bay window to front, radiator.

KITCHEN

14' 05" x 7' 03" (4.39m x 2.21m) Wall, base and drawer units with work surface over, built in oven and grill, space for fridge/freezer, dishwasher and washing machine. Gas hob, cupboard housing boiler, inset lighting, sink unit with mixer tap, opening to:

REAR LOBBY

Stable door to rear garden. Door to:

CLOAKROOM

Low level W.C, wash hand basin.

FIRST FLOOR LANDING

Airing cupboard with cylinder and shelves, loft hatch with ladder and light, 2 Velux windows, radiator.

BEDROOM ONE

12' 05" x 10' 10" (3.78m x 3.3m) Double glazed window to rear, radiator.

BEDROOM TWO

12' 02" x 9' 00" (3.71m x 2.74m) Double glazed window, radiator.

BEDROOM THREE

8' 02" x 7' 00" (2.49m x 2.13m) Double glazed window, radiator.

BATHROOM

'P' shaped bath with mixer tap and shower over, shower screen. Low level W.C, vanity basin with cupboard under, Double glazed frosted window, heated towel rail.

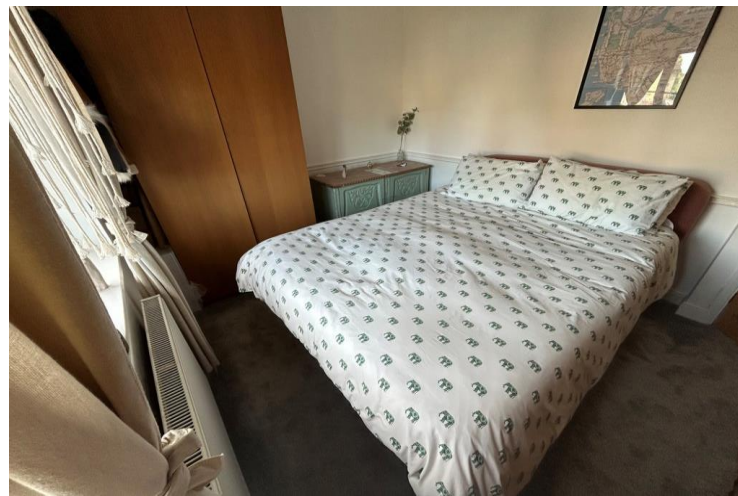
OUTSIDE

FRONT

Parking for 2 cars, gated side access leading to:

REAR GARDEN

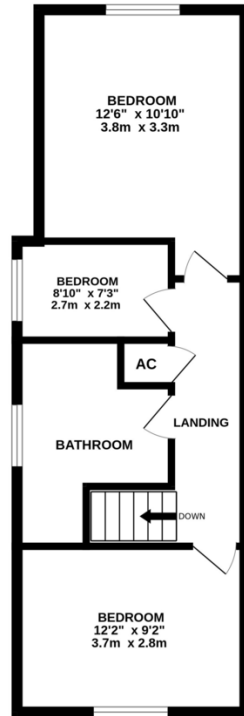
Paved patio, outside tap, laid to lawn, shrubs, shed, fig tree decking, electric point.



GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.

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.
Made with Metropix ©2024

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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