



**Kennedy
& Foster**

119 Holme Crescent
Biggleswade
SG18 8DH
OIRO £365,000

- 3 BEDROOM SEMI DETACHED
- WITHIN WALKING DISTANCE OF TRAIN STATION
- EXTENDED
- LOUNGE
- KITCHEN
- FAMILY/DINING ROOM
- DRIVEWAY
- GARDENS



This 3 bedroom extended semi detached property is situated within walking distance to the train station and town centre and has accommodation as follows: Entrance hall, lounge, kitchen, dining/family room, 3 bedrooms and family bathroom. The property has the benefit of a driveway and gardens. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

ENTRANCE HALL

Stairs to first floor landing, radiator. Door to:

LOUNGE

14' 04" x 12' 01" (4.37m x 3.68m) uPVC double glazed window to front, coving.

KITCHEN

12' 00" x 5' 10" (3.66m x 1.78m) Wall, base and drawer units with work surfaces over, stainless steel single drainer sink unit, space for dishwasher, under stairs cupboard housing consumer unit, dual aspect windows, door lean to storage, washing machine, sink and door to rear garden.

DINING ROOM/ FAMILY ROOM

20' 00" x 14' 04" (6.1m x 4.37m) Coving to ceiling, radiator, uPVC double glazed sliding door to rear garden.

FIRST FLOOR LANDING

Access to loft hatch, cupboard housing boiler. Doors to:

BEDROOM ONE

12' 02" x 11' 11" (3.71m x 3.63m) Fitted wardrobes and dressing table, coving to ceiling, uPVC double glazed windows to rear.

BEDROOM TWO

11' 02" x 10' 08" (3.4m x 3.25m) Fitted wardrobes and overhead storage, radiator, two uPVC double glazed windows to front.

BEDROOM THREE

9' 03" x 7' 08" (2.82m x 2.34m) uPVC double glazed window to front, radiator, storage cupboard.

BATHROOM

Bath with shower over, pedestal basin, low level W.C, radiator, uPVC double glazed frosted window to rear.

OUTSIDE

FRONT

Block paved drive way, laid to lawn.

REAR GARDEN

Decking, laid to lawn, shrubs.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 c	
55-68	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