



**Kennedy  
& Foster**

119 Holme Crescent  
Biggleswade  
SG18 8DH  
**£357,500**

- 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

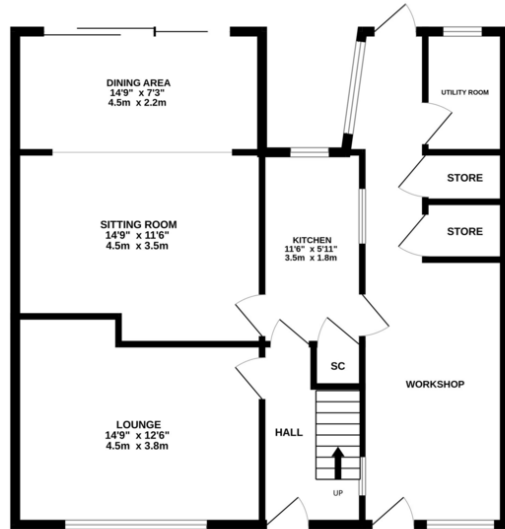
Block paved driveway, laid to lawn.

### REAR GARDEN

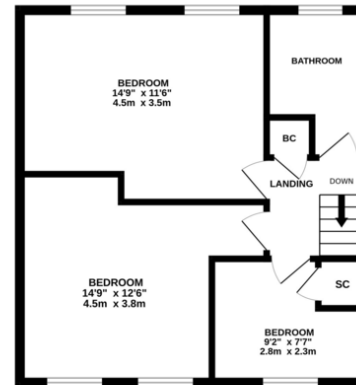
Decking, laid to lawn, shrubs.



GROUND FLOOR  
828 sq. ft. (76.9 sq.m.) approx.



1ST FLOOR  
465 sq. ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq. ft. (120.1 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.  
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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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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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 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