



**Kennedy
& Foster**

22 Dartmoor Way
Biggleswade
SG18 0FL
£269,950

- FREEHOLD DETACHED COACH HOUSE
- THE MAYTHORNS DEVELOPMENT
- TWO DOUBLE BEDROOMS
- LOUNGE
- REFITTED KITCHEN
- BATHROOM
- GARAGE AND PARKING
- IDEAL FOR FIRST TIME BUYERS



Situated on The Maythorns development in Biggleswade this detached freehold two double bedroom coach house is offering well presented accommodation and is nicely positioned on this popular and desirable development. This property has the benefit of garage, parking and offers accommodation as follows: Lounge, refitted kitchen, two double bedrooms and bathroom. An ideal first time buy. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Wall mounted radiator, stairs to first floor.

LANDING

Panelled door to:

LOUNGE

17' 7" x 12' 10 max" (5.36m x 3.91m) uPVC double glazed window to front aspect, two wall mounted radiators, double glazed Velux window to rear aspect, built in storage cupboard housing combi boiler, panelled door to inner landing. Opening to:

REFITTED KITCHEN

8' 1" x 7' 3" (2.46m x 2.21m) uPVC double glazed window to front aspect, refitted kitchen comprising range of eye level and base units with work surfaces over, Quartz sink with Hanstram hot tap, cupboards with space for washing machine and dryer. Built in oven with gas hob and extractor over, glass splash back.

INNER HALLWAY

Wall mounted radiators, access to loft space. Panelled doors to:

BATHROOM

Double glazed Velux window, panelled bath with shower over and mixer tap, close coupled W.C, wash hand basin, tiled splash back, tiled floor, heated towel rail.

BEDROOM ONE

11' 8" x 9' 10" (3.56m x 3m) uPVC double glazed window to front aspect, wall mounted radiator, built in wardrobe.

BEDROOM TWO

11' 6" x 7' 5" (3.51m x 2.26m) uPVC double glazed window to rear aspect, wall mounted radiator.

OUTSIDE

GARAGE

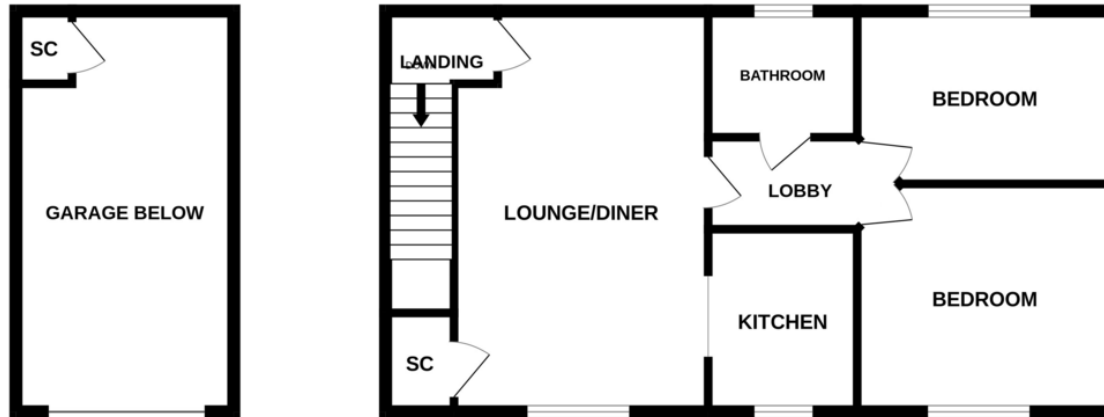
Up and over door, storage cupboard, power and light.
One parking space in front.

AGENTS NOTES

Current maintenance charge - £251.98 per annum.
Current service charge - £15.65 per annum.



TOP FLOOR



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 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