



**Kennedy
& Foster**

9 Parry Rise

Biggleswade

SG18 8FU

£400,000

- EXTENDED TERRACE HOUSE
- REFITTED KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- FAMILY ROOM

- SEPARATE LOUNGE
- TWO ENSUITES
- GARAGE
- POPULAR KINGS REACH DEVELOPMENT



This three bedroom home has been extended and improved by the current owners and offers two ensuites and a family bathroom. The property also benefits from a refitted kitchen, 12'8 family room and a garage. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

LVT floor, wall mounted radiator, wall mounted shoe cupboards, stairs to first floor accommodation, doorway to kitchen and lounge. Door to:

CLOAKROOM

W.C, wall mounted wash hand basin with tiled splash back and mixer tap, wall mounted radiator, LVT floor.

KITCHEN

15' 4" x 7' 6" (4.67m x 2.29m) Range of refitted eye level and base units with granite work surfaces over, tiled splash back, inset sink with drainer incorporated into work surface, Quooker tap, integrated fridge/freezer with additional freezer, dishwasher and built in microwave at eye level. Wine rack, breakfast bar, 7 gas burner range style cooker with chimney style, extractor over and glass tiled splash back, spotlights to ceiling, LVT floor, wall mounted radiator, uPVC double glazed sash style window to front aspect.

LOUNGE

14' 9" x 10' 11" (4.5m x 3.33m) uPVC double glazed window to rear aspect and doors opening into family room. LVT floor, two wall mounted radiators, built in cupboard.

FAMILY ROOM

12' 8" x 11' 9" (3.86m x 3.58m) Skylight window to rear, spotlights to ceiling, LVT floor, bifold doors to garden, wall mounted electric heater.

FIRST FLOOR LANDING

Stairs to second floor, built in cupboard housing hot water cylinder. Doors to:

BEDROOM ONE

12' 7" x 9' 10" (3.84m x 3m) Twin uPVC double glazed window to rear aspect, wall mounted radiator, fitted wardrobes to one wall. Door to:

ENSUITE

Walk in shower unit, spotlights to ceiling, heated towel rail, W.C, wash hand basin with mixer tap over, display shelf, tiled splash back.

BEDROOM THREE

10' 2" x 7' 6" (3.1m x 2.29m) Sash style uPVC double glazed window to front aspect, wall mounted radiator, LVT floor.

BATHROOM

Sash style uPVC double glazed frosted window to front aspect, W.C, wash hand basin with mixer tap and tiled splash back, panelled bath with mixer tap and shower attachment over, LVT floor, spotlights to ceiling.

SECOND FLOOR LANDING

6' 8" x 5' 10" (2.03m x 1.78m) uPVC double glazed Velux window to rear aspect, wall mounted radiator, built in cupboard housing Vaillant boiler, access to eaves storage. Door to:

BEDROOM TWO

11' 0" x 10' 8 max" (3.35m x 3.25m) Access to eaves storage, sash style uPVC double glazed window to front aspect, wall mounted radiator, LVT floor, built in cupboard. Door to:

ENSUITE

uPVC double glazed Velux window to rear aspect, W.C, wall mounted wash hand basin with mixer tap and tiled splash back, walk in shower unit, LVT floor, spotlights to ceiling.

OUTSIDE

FRONT

Faux lawn, pathway to front door.

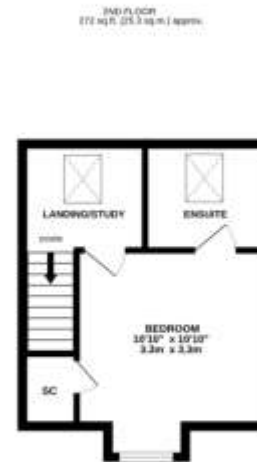
REAR GARDEN

Artificial lawn, enclosed by timber panel fencing, raised sleeper border to one side, electrical points, remote control awning, gated access to rear leading to:

GARAGE EN BLOC

Up and over door.





TOTAL FLOOR AREA: 1224 sq ft. (113.7 sq.m.) approx.

Notes: Every effort has been made to ensure the accuracy of the floorplan contained herein. Measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 10/23.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
82+	A		96 A
81-81	B	94 B	
69-80	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 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