



**Kennedy  
& Foster**

7 Berkeley Close

Biggleswade

SG18 8SY

**£400,000**

- LINK DETACHED
- THREE BEDROOMS
- 24FT LOUNGE
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- POPULAR CUL DE SAC LOCATION
- REFITTED SHOWER ROOM
- CLOAKROOM AND ENSUITE
- GARAGE



Situated close to the town centre and train station this three bedroom link detached home is ideally located. Benefits include cloakroom, 24ft lounge/diner, ensuite, garage, driveway and attractive rear garden. Don't miss out, contact Kennedy & Foster to arrange your viewing.

#### **COMPOSITE FRONT DOOR INTO:**

#### **HALLWAY**

stairs to first floor accommodation with built in cupboard under, wall mounted radiator, coving to ceiling, panelled doors to:

#### **CLOAKROOM**

uPVC double glazed leaded light window to front, wall mounted wash and basin with tiled splash back, close coupled W.C.

#### **KITCHEN**

10' 10" x 7' 8" (3.3m x 2.34m) uPVC double glazed window to rear aspect, range of eye level and base units with work surfaces over, built in oven and gas hob with extractor over, single bowl sink and drainer unit, space for washing machine and fridge/freezer, wall mounted boiler, panelled door to garage:

#### **LOUNGE/DINER**

24' 4" x 9' 10" narrowing to 8' 3" (7.42m x 3m) uPVC double glazed bay window to front aspect, coving to ceiling, space for electric fire with surround and hearth, two wall mounted radiator, double glazed patio doors to rear.

#### **FIRST FLOOR ACCOMMODATION:**

#### **LANDING**

Built in cupboard housing hot water cylinder, access to loft space, panelled doors to:

#### **BEDROOM ONE**

10' 10" x 9' 9" (3.3m x 2.97m) uPVC double glazed window to rear aspect, wall mounted radiator, panelled door to:

#### **ENSUITE**

Walk in shower unit, wash hand basin, close coupled W.C, tiled splash back, fitted wall light with shaver point.

## BEDROOM TWO

10' 6" x 7' 10" (3.2m x 2.39m) uPVC double glazed window to bay window to front aspect, wall mounted radiator, fitted wardrobes.

## BEDROOM THREE

8' 0" x 6' 6" (2.44m x 1.98m) uPVC double glazed window to rear aspect, wall mounted radiator.

## FITTED SHOWER ROOM

uPVC double glazed frosted window to front aspect, walk in double shower unit, wall mounted wash hand basin with drawers under, W.C with hidden cistern, tiled splash back, wall mounted towel rail.

## OUTSIDE

### GARAGE

With roller door, power and light.

### FRONT

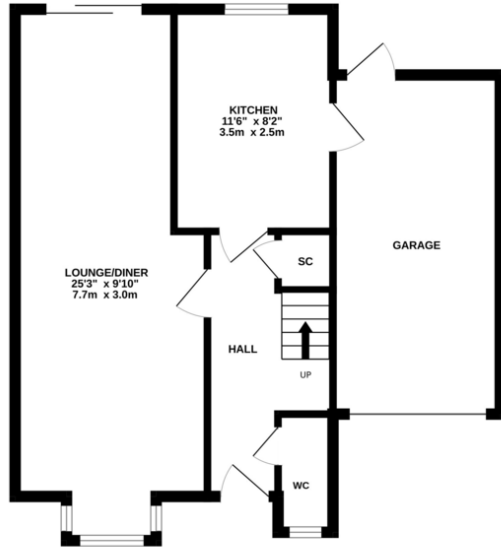
Driveway, garden mainly block paved.

### REAR GARDEN

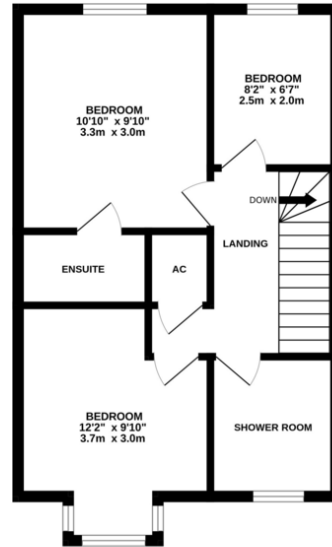
Mainly laid to lawn with patio and hard standing for shed, enclosed by timber panel fencing, courtesy door to garage, gates access to front



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA - 1010 sq.ft. (93.9 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 D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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