



**Kennedy
& Foster**

67 Wilsheres Road

Biggleswade

SG18 0DN

£385,000

- THREE DOUBLE BEDROOM SEMI DETACHED
- CUL DE SAC LOCATION ON FAIRFIELD DEVELOPMENT
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM AND FOUR PIECE BATHROOM
- WALKING DISTANCE TO TOWN CENTRE
- GOOD SIZE GARDEN
- DRIVEWAY AND GARAGE
- CHAIN FREE



This three double bedroom semi detached property is situated in a cul de sac location on the popular Fairfield development within walking distance of the town centre and train station. The property has a good size rear garden, driveway and approx. 28ft garage, downstairs cloakroom, kitchen/breakfast room, lounge/dining room and a four piece family bathroom. A viewing of this chain free property comes highly recommended.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor, warm air vent, double doors to lounge. Doors to:

CLOAKROOM

Low level WC, wash hand basin with cupboard under, tiled floor, frosted uPVC double glazed window to front.

LOUNGE/DINING ROOM

27' 02" x 11' 05" max (8.28m x 3.48m) Coving to ceiling, understairs storage cupboard, two warm air vents, uPVC double glazed sliding doors to rear garden and window to side. Door to:

KITCHEN/BREAKFAST ROOM

23' 09" x 8' 9" (7.24m x 2.67m) Wall, base and drawer units with work surface over, 1 1/2 bowl sink unit with mixer tap and water softener, space for fridge/freezer and washing machine. Built in double oven, 5 ring gas hob and extractor over, shelved cupboard, tiled floor, cupboard housing warm air unit, door to lounge, coving to ceiling, uPVC double glazed window and door to rear garden.

FIRST FLOOR LANDING

Access to partly boarded loft with ladder and light. Doors to:

BEDROOM

11' 00" to front wardrobes x 9' 4" to front of double cupboard (3.35m x 2.84m) Built in double wardrobe with hanging rail, double cupboard with shelf and hanging rail, coving to ceiling, warm air vent, uPVC double glazed window to front.

BEDROOM

10' 2" x 8' 9" (3.1m x 2.67m) uPVC double glazed window to rear, warm air vent, coving to ceiling.

BEDROOM

10' 2" x 8' 9" (3.1m x 2.67m) Built in wardrobe with hanging rail and shelving, uPVC double glazed window to rear, warm air vent, coving to ceiling.

FOUR PIECE BATHROOM

Bath with mixer tap and shower over, corner shower cubicle with shower over, close coupled WC, wash hand basin with cupboard under, coving to ceiling, frosted uPVC double glazed window to front, tiled floor.

OUTSIDE

FRONT GARDEN

Laid to lawn, flower and shrubs, outside tap, gated side access.

DRIVEWAY LEADING TO:

GARAGE

28' 10" x 9' 4" (8.79m x 2.84m) Up and over door, personnel door to rear garden.

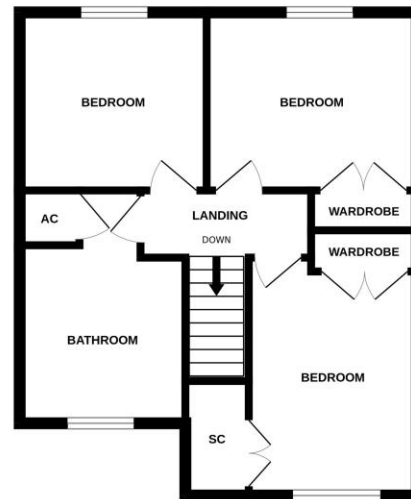
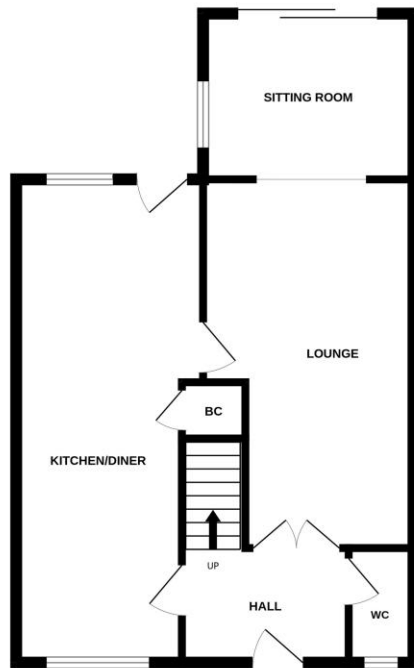
GOOD SIZE REAR GARDEN

Paved patio, gated side access, laid to lawn, well stocked raised beds, flower and shrubs. Potting shed, personnel door to garage. A lovely mature garden.



GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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		
69-80	C		77 C
55-68	D	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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.