



**Kennedy
& Foster**

4 Railway Bank
Station Road
SG18 8AW
£293,000

- TWO BEDROOM SEMI DETACHED COTTAGE
- STONES THROW AWAY FROM TRAIN STATION
- LOG BURNER IN LOUNGE
- KITCHEN/DINING ROOM

- FIRST FLOOR SHOWER ROOM
- BRICK OUTHOUSE WITH POWER AND LIGHT & GARDEN
- ALLOCATED PARKING SPACE
- CHIAN FREE



Hidden away within a stones throw from the train station, this gorgeous 2 bedroom semi-detached cottage with parking must be viewed to appreciate the character and what the property has to offer. This chain free property has lounge with log burner, kitchen/diner, 2 bedrooms and shower room to the first floor, gas radiator central heating and double glazing and to the outside is a courtyard enclosed garden with brick outbuilding and enclosed front garden. Contact us, the sole agents to arrange your viewing.

UPVC FRONT DOOR INTO:

ENTRANCE HALL

Radiator, wood flooring, stairs to first floor landing.
Doors to:

KITCHEN/DINING ROOM

13' 02" x 7' 9" (4.01m x 2.36m) Wall, base and drawer units with work surfaces over, space for fridge/freezer, washing machine and cooker. Extractor hood over cooker, wall mounted boiler, tiled floor, uPVC double glazed window to rear and side, uPVC double glazed door to rear garden.

LOUNGE

13' 04" x 12' 03" (4.06m x 3.73m) Brick fireplace and hearth housing log burner (recently been swept) radiator, uPVC double glazed sash window to front, understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft hatch. Doors to

BEDROOM

12' 04" x 8' 08" min (3.76m x 2.64m) Fitted double wardrobe, feature fireplace, shelved cupboard, uPVC double glazed sash window to front, radiator.

BEDROOM

14' 0" x 6' 9" (4.27m x 2.06m) uPVC double glazed window to rear, radiator.

SHOWER ROOM

Walk in double shower with rainwater shower over and hand shower attachment, wash hand basin, low level WC, shelved linen cupboard, tiled floor, uPVC double glazed frosted window.

OUTSIDE

FRONT GARDEN

Lawn, double electric sockets, shrubs, gated access to rear garden.

REAR GARDEN

Paved garden and raised paved patio area, outside tap. shrubs, gated access to front.

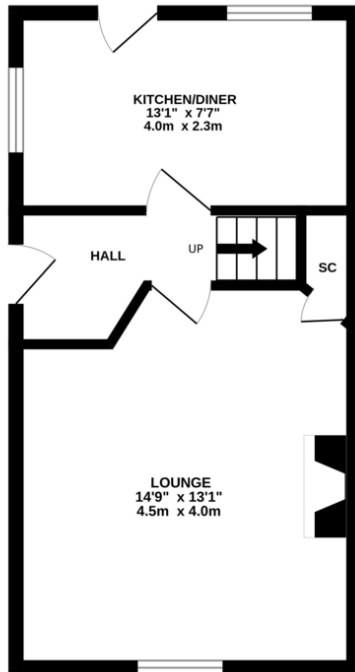
BRICK OUTHOUSE

8' 7" x 5' 7" (2.62m x 1.7m) Power and light, window.

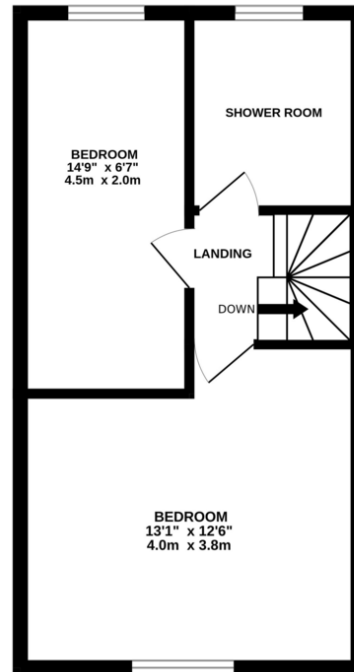
ALLOCATED PARKING SPACE



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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. 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.