





Kennedy & Foster

55 Beech Avenue

Biggleswade

SG18 0EQ

£365,000

- EXTENDED 3 BEDROOMS SEMI DETACHED
- GARAGE AND DRIVEWAY
- LOUNGE/DINER
- BATHROOM
- CONSERVATORY
- FAIRFIELD DEVELOPMENT
- GARDENS
- CHAIN FREE







This extended 3 bedroom semi detached property, with garage and driveway, is situated on the popular and desirable Fairfield development. The property comprises of: hall, lounge/dining room, kitchen, conservatory, 3 bedrooms and family bathroom. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL
Radiator, stairs to first floor, coving to ceiling, oak wood flooring. Door to:

LOUNGE/DINING ROOM
23' 03" x 12' 10" (7.09m x 3.91m) Coving to ceiling radiator, understairs storage cupboard, uPVC double glazed window to front, wood flooring, door to kitchen. Double doors to:

CONSERVATORY
11' 9" x 10' 3" max (3.58m x 3.12m) Exposed brick wall, vertical radiator, under floor heating, uPVC double glazed French doors to rear aspect, tiled flooring. Archway to:

KITCHEN
15' 10" x 8' 7" (4.83m x 2.62m) Wall, base and drawer unit with work surface over, sink 1/2 sink with mixer tap, two uPVC double glazed windows to rear, tiled floor, under cupboard lighting, radiator, space for cooker and extractor over, space for fridge, washing machine and tumble dryer.

FIRST FLOOR LANDING
Frosted uPVC double glazed window to side, loft hatch part boarded and light and ladder, cupboard housing boiler and shelving. Doors to:

BEDROOM ONE
12' 01" x 9' 02" (3.68m x 2.79m) Radiator, uPVC double glazed window to front, coving to ceiling.

BEDROOM TWO
11' 01" x 7' 07" (3.38m x 2.31m) Radiator, uPVC double glazed to rear, fitted wardrobes and shelving.

BEDROOM THREE
9' 00" narrowing to 6.10 x 6' 06" (2.74m x 1.98m) Built in cupboard, radiator, uPVC double glazed window to front, coving to ceiling.

BATHROOM
Bath with shower over, low level WC, pedestal basin, frosted uPVC double glazed window to rear, radiator, mirror with shelved cupboards below.

OUTSIDE

FRONT GARDEN
Shrubs, tree, rockery, gated side access, block paved driveway leading to:

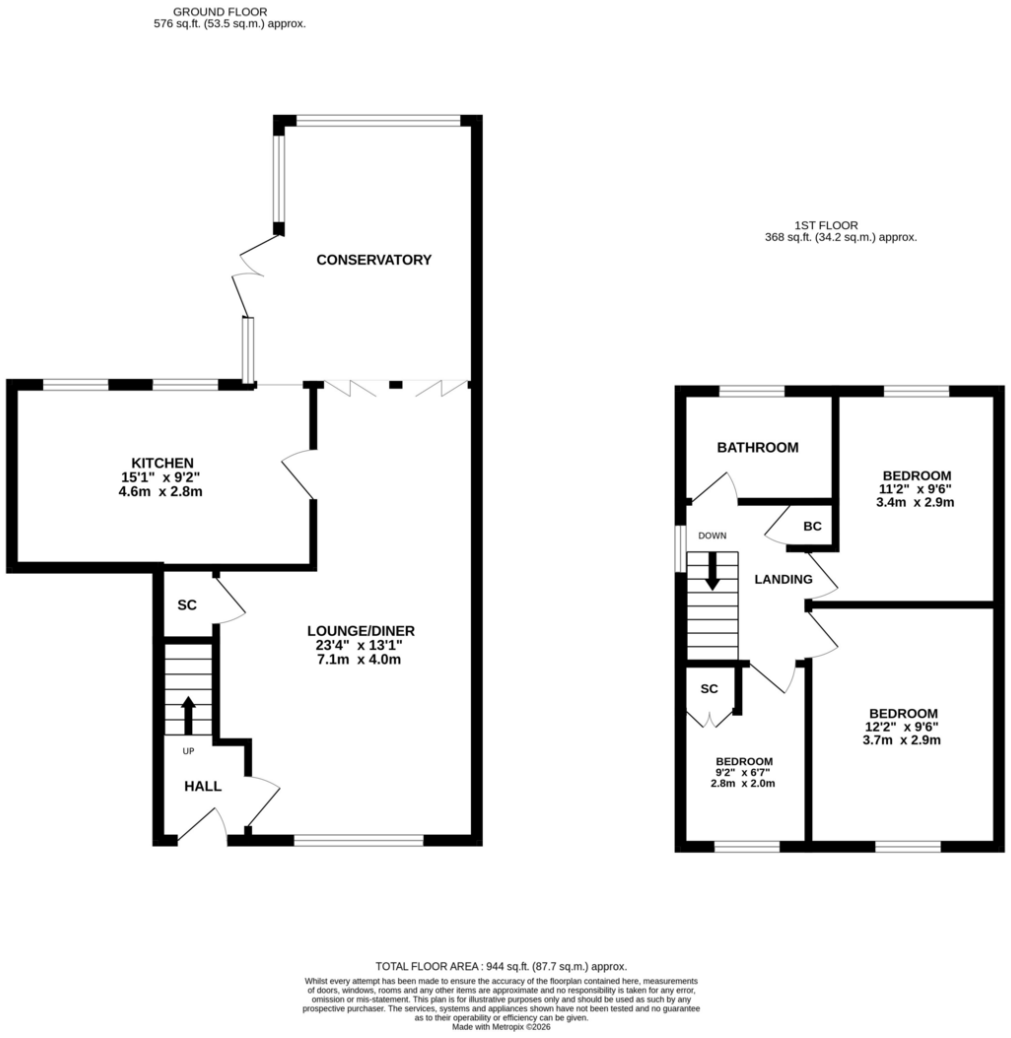
GARAGE
Up and over door, power & light.

REAR GARDEN
Shrubs, electric point, 2 taps, paved patio, conifer, Swedish white bean tree, shed, door to garage, side pathway to front.









COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.