



33

# CRANES

33 Orchard Way, Cranfield, MK43 0HU

£325,000





£325,000

# 33 Orchard Way

Bedford, MK43 0HU

- TWO BEDROOMS
- BUNGALOW
- NEEDS SOME UPDATING
- SINGLE GARAGE
- NO UPPER CHAIN
- SEMI-DETACHED
- RARELY AVAILABLE
- CUL-DE-SAC LOCATION
- GREAT GARDEN

We are instructed to sell this rarely available two bedroom semi-detached bungalow. Pleasantly situated in this quiet residential cul-de-sac alongside mostly similar properties, the bungalow would benefit from a degree of cosmetic updating. The accommodation fully comprises of entrance hall, kitchen, lounge/diner, two double bedrooms and a bathroom. Externally, the property has a double length driveway providing off road parking for at least two vehicles (potentially more) which also provides access to the single garage. To the rear of the bungalow is a well established and private garden with gated side access. The property is offered for sale with no upper chain and a viewing is highly recommended.



## ENTRANCE HALL

<b>KITCHEN</b>	13'1" x 11'7" (max) (4 x 3.55 (max))
<b>LOUNGE/DINER</b>	20'2" x 11'3" (6.17 x 3.43)
<b>BEDROOM ONE</b>	11'3" x 11'3" (3.44 x 3.44)
<b>BEDROOM TWO</b>	11'3" x 9'10" (3.44 x 3.01)
<b>BATHROOM</b>	8'3" x 6'7" (2.52 x 2.02)







## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

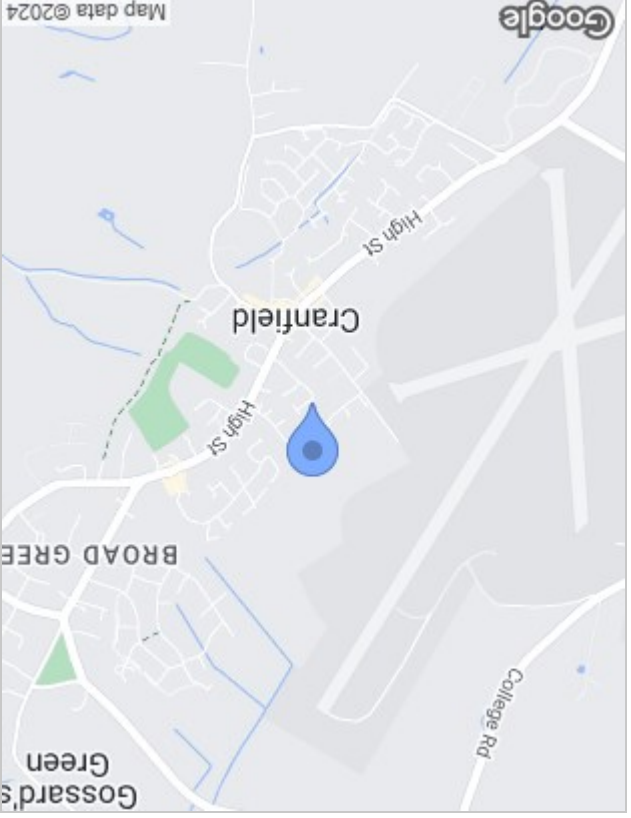
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Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(91-91)	B
(89-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Potential

EU Directive 2002/91/EC  
England & Wales

## Energy Performance Graph



## Location Map