





Kennedy & Foster

9 Lily Edge

Biggleswade

SG18 8YR

- THREE BEDROOM SEMI DETACHED
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- PARKING TO FRONT OF PROPERTY
- LOUNGE
- KITCHEN/DINING ROOM
- GARDEN
- ORCHARD CLOSE DEVELOPMENT
- VIEWING RECOMMENDED

Guide Price £375,000 - £385,000





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This lovely three good size bedroom semi detached property is to be found on the desirable Orchard Chase development and within easy access of amenities, leisure centre and country walks. The property comprises of: entrance hall, lounge, kitchen/dining room, cloakroom, 3 bedrooms, ensuite and family bathroom. Benefits to the property is having side by side parking for two cars to front of the property, uPVC double glazing and gas radiator central heating. Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL
Stairs to first floor landing, cupboard housing consumer unit, radiator. Door to:

LOUNGE
14' 0" x 12' 01" (4.27m x 3.68m) uPVC double glazed window to front, radiator. Door to:

INNER LOBBY
Storage cupboard. Door to:

CLOAKROOM
Low level WC, wash hand basin, radiator, extractor, fan.

KITCHEN/DINING ROOM
15' 06" x 9' 05" (4.72m x 2.87m) Wall, base and drawer units with work surface over, pull out spice rack. Built in fridge/freezer, washing machine and dishwasher, oven and microwave, hob with extractor hood over. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, plinth lighting, uPVC double glazed window and French doors to rear garden.

FIRST FLOOR LANDING
Loft hatch. Doors to:

MASTER BEDROOM
12' 02" x 9' 02" (3.71m x 2.79m) Wardrobes with mirrored sliding doors, uPVC double glazed window to front, radiator. Door to:

ENSUITE
Shower cubicle with rainwater shower over and hand held shower attachment, vanity basin with cupboard under, low level WC, heated towel rail, frosted uPVC double glazed window to front.

BEDROOM TWO
10' 10" x 8' 07" (3.3m x 2.62m) uPVC double glazed window to rear, radiator.

BEDROOM THREE
11' 6" x 6' 06" (3.51m x 1.98m) uPVC double glazed window to rear, radiator.

BATHROOM
Panelled bath with mixer tap and hand held shower over, vanity basin with drawers under, low level WC, radiator.

OUTSIDE

FRONT
Gated side access to rear garden, slated beds.

DRIVEWAY FOR TWO

REAR GARDEN
Laid to lawn, shed, patio, barked area, outside tap, electric socket, gated side access to front.

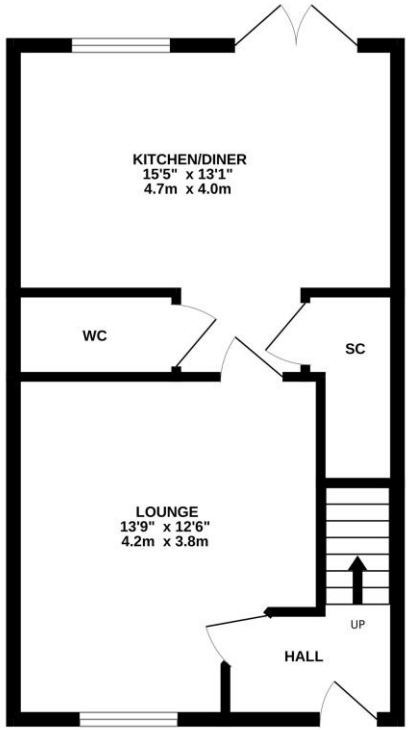
AGENT NOTES
There will be a development charge, which is to be confirmed.



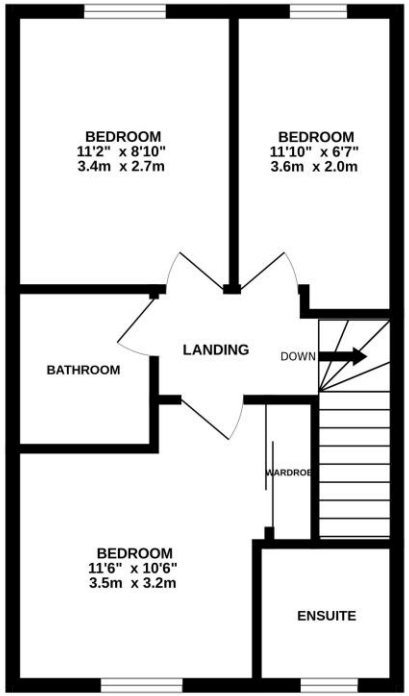




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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

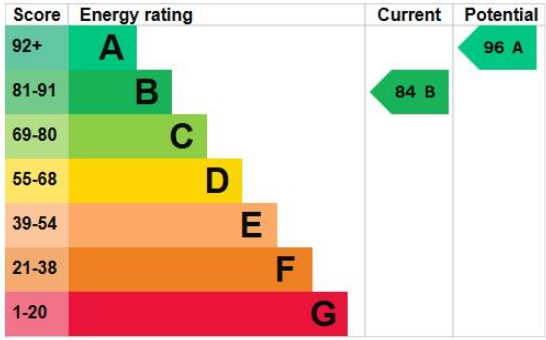
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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2 Market House
Market Square
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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.