



**Kennedy
& Foster**

41 Hollyhock Way

Biggleswade

SG18 8YQ

£389,950

- COUNTRYSIDE VIEWS TO FRONT
- THREE BEDROOM SEMI DETACHED
- GREAT LOCATION ON 'ORCHARD CHASE' DEVELOPMENT
- WELL PRESENTED
- KITCHEN/DINER
- CLOAKROOM, EN SUITE & FAMILY BATHROOM
- PARKING TO FRONT OF PROPERTY
- GARDEN TO REAR AND SIDE



This well presented semi detached property with lovely country views to the front, is situated at the end of the close on the popular 'Orchard Chase' development and has the benefit of: Lounge, kitchen/dining room, cloakroom, three bedrooms, family bathroom, attractive gardens to front & side, parking for two cars to front. Contact Kennedy & Foster, the Sole Agent to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, radiator, cupboard housing consumer unit, tiled floor. Door to:

LOUNGE

13' 11" x 12' 01" (4.24m x 3.68m) uPVC double glazed window to front, radiator. Door to:

INNER LOBBY

Amtico flooring, door to storage cupboard and cloakroom, opening to kitchen/dining room.

CLOAKROOM

Low level WC, wash hand basin, tiled floor, radiator.

KITCHEN/DINING ROOM

15' 06" x 9' 04" (4.72m x 2.84m) Wall, base and drawer units with work surface over, integrated fridge/freezer, dishwasher and washing machine. Stainless steel 1 1/2 bowl sink unit with mixer tap, cupboard housing boiler. Built in oven, microwave, has hob and extractor over. Amtico flooring, uPVC double glazed window and French door to rear garden.

FIRST FLOOR LANDING

Partly boarded loft access with ladder, radiator. Doors to:

BEDROOM ONE

9' 9" to front of wardrobe x 9' 3" plus door recess(2.97m x 2.82m) Built in double wardrobe with mirrored sliding doors, uPVC double glazed window to front, radiator. Door to:

ENSUITE

Shower cubicle with shower over, low level WC, pedestal basin, tiled floor, frosted uPVC double glazed window to front.

BEDROOM TWO

10' 10" x 8' 8" (3.3m x 2.64m) Radiator, uPVC double glazed window to rear.

BEDROOM THREE

11' 7" x 6' 7" (3.53m x 2.01m) Radiator, uPVC double glazed window to rear.

BATHROOM

Panelled bath with shower screen, shower over and mixer tap, pedestal basin, low level WC, tiled floor, heated towel rail, extractor fan.

OUTSIDE

FRONT

Shrubs to front and side, gated access to:

REAR GARDEN

Paved patio area, lawn, outside tap, electric points, shed.

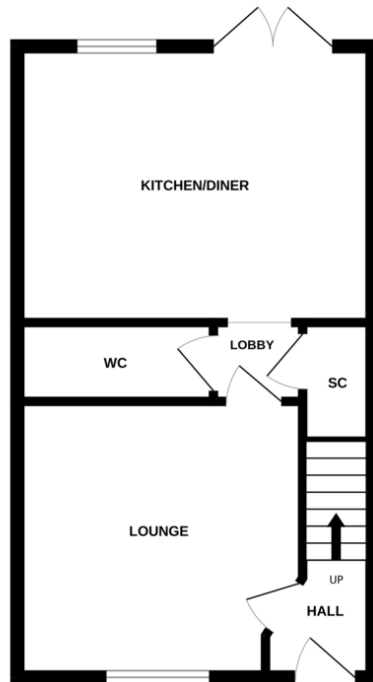
TWO ALLOCATED PARKING SPACES

AGENT NOTES

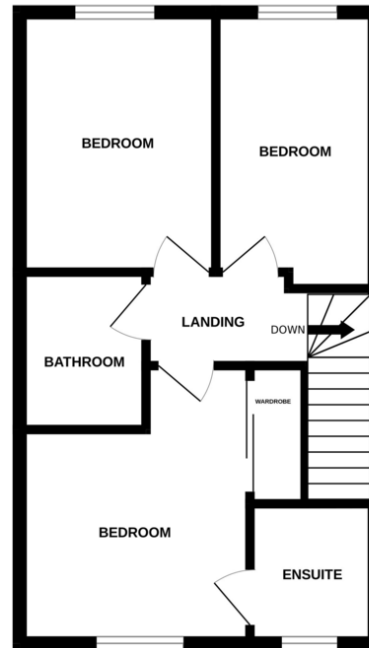
Development Charge - TBC



GROUND FLOOR



1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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.