



21 The Orchard
Bedford, MK44 1EB



Christie Taylor
Partnered With
Simpsons
Property Experts

This three-bedroom terraced home is presented to the market in immaculate condition throughout and benefits from a single garage with off-road parking to the rear. The accommodation begins with a welcoming entrance hall, where stairs rise to the first floor and doors lead to all ground-floor rooms.

To the front of the home, the lounge enjoys a pleasant outlook and flows openly into the dining area, creating a bright and sociable living space. The kitchen sits at the rear and has been recently refitted with a stylish range of contemporary cabinets and modern appliances.

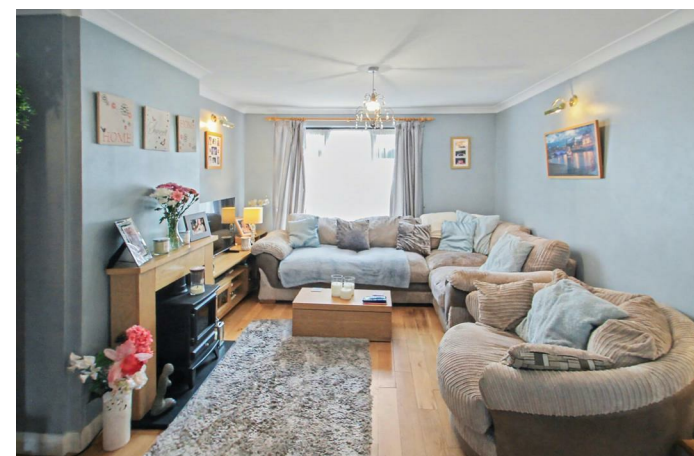
Upstairs, there are three bedrooms served by a modern family bathroom.

Outside, the property features a neat and attractive frontage, while the generously proportioned rear garden is mainly laid to lawn with a paved patio seating area—ideal for outdoor dining and relaxation.

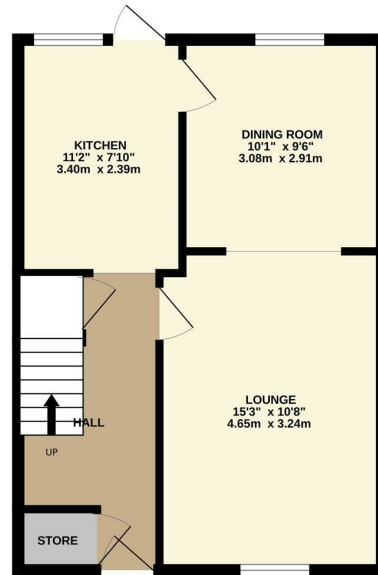
A stand-out home in a well-serviced village. Viewing is highly recommended.



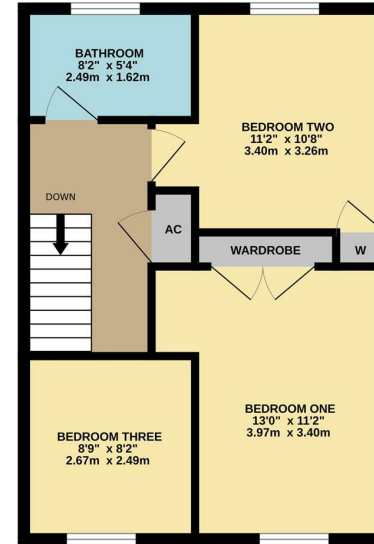
£310,000



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 878 sq.ft. (81.6 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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