

Orchard Lane | Harrold

Daniel James
ESTATE AGENTS



OFFERS ABOVE: £330,000

- | | | |
|-------------------|---------------------|----------------------|
| Village Location | Spacious Lounge | Front & Rear Gardens |
| 2 Double-Bedrooms | Kitchen/Diner | Off-road Parking |
| Semi-Detached | Shower Room | EER: Band D |
| Bungalow | Gas Central heating | No Upward Chain |

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Orchard Lane Harrold Beds | MK43 7BP

Daniel James Estate & Letting Agents are pleased to offer For Sale this 2-bedroom semi-detached bungalow situated in the popular riverside village of Harrold with good sized front & rear gardens with accommodation briefly comprising: entrance hall, lounge, kitchen/diner, 2 double bedrooms and shower room. Other features include gas central heating, off-road parking, front & rear gardens. The property falls within the very desirable Harrold Primary & Sharnbrook Academy catchments and is offered with NO UPWARD CHAIN. EER: Band D.

ENTRANCE HALL |

LOUNGE |

Approx. 13ft 11in x 13ft 5in (4.24m x 4.10m)

KITCHEN/DINER |

Approx. 16ft 1in x 10ft 4in (4.90m x 3.16m)

SHOWER ROOM |

BEDROOM ONE |

Approx. 11ft 11in x 11ft 11in (3.64m x 3.62m)

BEDROOM TWO |

Approx. 11ft 11in x 10ft 8in (3.64m x 3.24m)

OUTSIDE |

Front garden mainly laid to lawn. Driveway providing off-road parking for vehicles leading to the rear garden which is also mainly laid to lawn, with patio area and timber shed.

LOCATION |

If you are looking for genuine old world charm you'll find it in the riverside village of Harrold in Bedfordshire. In the centre of Harrold is the village square, surrounded by lovely traditional buildings, and the High Street is just a few yards away with its handy shops, post office, butchers, hair-dressers, as well as a doctors surgery. It is a lively community that includes several friendly pubs, churches, community centre and a host of local societies and sporting clubs, ranging from cricket, football, bowls, tennis, squash to martial arts and snooker. Virtually on your doorstep is Harrold & Odell Country Park with its water meadows, lakes and 144 acres of countryside - a fantastic place to walk, cycle or simply experience the wildlife.

COMMUNICATION LINKS |

Bedford is a short journey away and easily reached by car or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton

Keynes which has no less than 200 shops, all under cover. For commuters Harrold has good transport links. The M1 is a short drive away, and there are good local main roads when you want to travel to nearby towns and countryside. Bedford station offers rail services to St. Pancras, London.

EDUCATION/SCHOOLING |

Harrold is ideally located for those with children of all ages with Harrold Primary catering for lower and middle school pupils, as well as being in catchment of the very sought after Sharnbrook Academy. A little over 8 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

LOCAL AUTHORITY |

Bedford Borough Council - direct line (01234) 267422. The Council Tax band is D and the standard assessment for 2022/2023 is £2140.73.

SERVICES |

Mains water, drainage, gas and electricity are connected. Gas fired heating. Prospective purchasers must rely upon their own enquiries in respect of services in general.

TENURE & POSSESSION |

The freehold of the property is available for sale by private treaty with vacant possession on completion.

MEASUREMENTS |

All measurements are approximate.

ENERGY EFFICIENCY RATING |

Band D.

FIXTURES & FITTINGS |

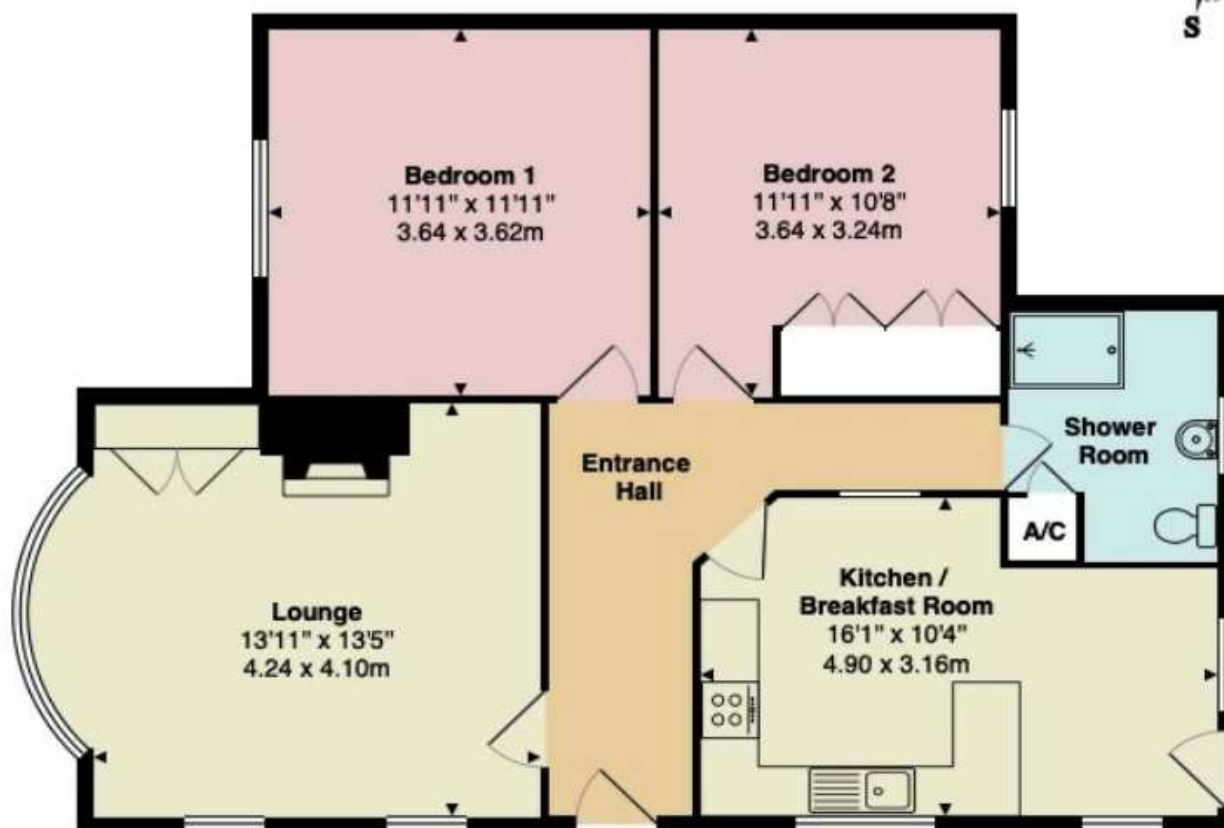
Expressly excluded unless mentioned.

MONEY LAUNDERING ACT 2004 |

We are required to obtain photographic identification of any persons purchasing a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving licence/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

**VIEWINGS STRICTLY BY APPOINTMENT ONLY VIA
DANIEL JAMES ESTATE AGENTS | 01234 60 43 44**





Total Area: 781 ft² ... 72.6 m²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. Whilst every care has been taken in preparing these particulars some of the descriptions are inevitably subjective. All measurements are approximate only and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Particulars are issued on the understanding that all negotiations are conducted through Daniel James Estate Agents and are presented Subject to Contract and Without Prejudice.



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