

**James  
Kendall**  
Estate Agents

**9 Torry Orchard, Marston Moretaine**

Bedford

Offers Over **£350,000**

# 9 Torry Orchard

Marston Moretaine, Bedford

This modern property in the ever-popular Marston Moretaine offers three storeys, three double bedrooms, two bathrooms, a two-car driveway, and infinite memories to be had.

Council Tax band: D

Tenure: Freehold

- Three-storey end-terrace house ideal for families
- Good-sized kitchen, spacious lounge/diner with French doors
- Three double bedrooms, including the expansive principal suite
- Cloakroom, en suite shower, four-piece family bathroom
- Tandem driveway, generous south-facing garden
- Popular and well-connected village development



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances - All measurements are approximate.

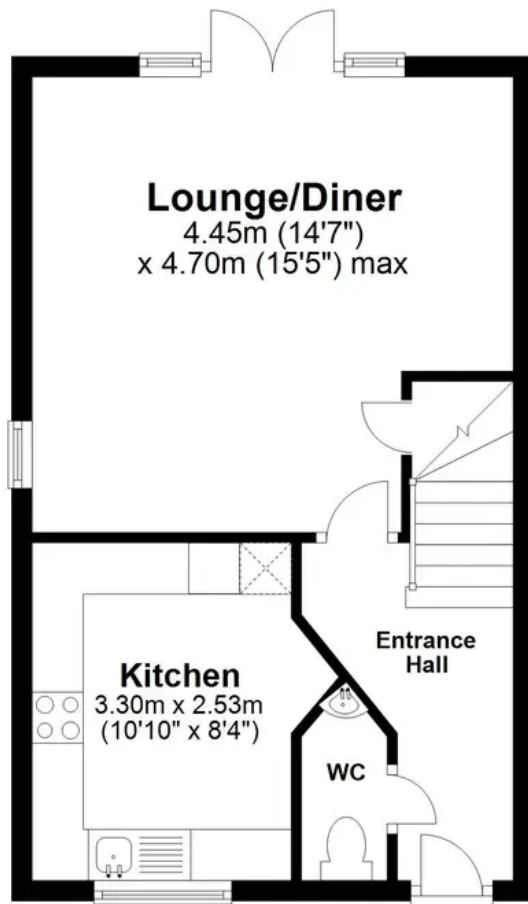






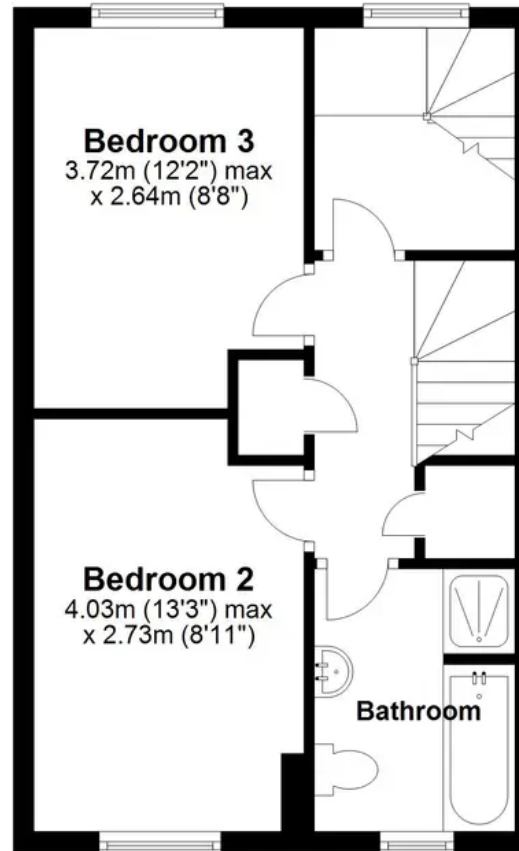
## Ground Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



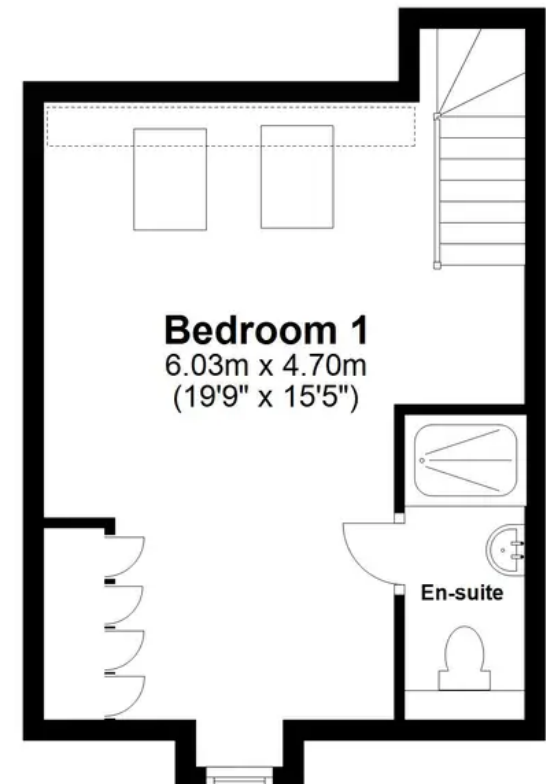
## First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



## Second Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 103.8 sq. metres (1116.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them.² James

Kendall Estate Agents  
Plan produced using PlanUp.



## James Kendall Estate Agents

James Kendall Estate Agents, 1a Garricks Court Gold Furlong – MK43 0XR

01234 852434

hello@jameskendall.co.uk

www.jameskendall.co.uk/



**James  
Kendall**  
Estate Agents

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances – All measurements are approximate.