

18 Vicars Close , Biddenham, MK40 4BG

Coming soon in Biddenham!

A choice of two brand new executive, five double bedroom detached homes located on a plot extending to approximately two thirds of an acre in this premium location.

These properties are available to purchase by way of a contract for the plot tied to a contract for the build. Purchasers will then only pay Stamp Duty on the purchase price of the plot netting a saving in the region of £93,000.

Each property extends to in excess of 4,100 square feet, net internal, and each one has its own detached double width garage and additional off road parking.

Biddenham has long been the village to live in with its excellent access to Bedford and all of its facilities including the mainline station to London's St Pancras station.

Bedford is famous for its highly regarded schools both in the private and state sectors and benefits from its prime location between the A1 and M1.

There will be a detailed specification of materials and fittings, alongside budgets for each. Purchasers will retain any savings made on these. Similarly, if the purchaser wishes to change the detailed specification then this is not a problem but anything over and above budget will be charged additionally.

Guide Price £1,700,000

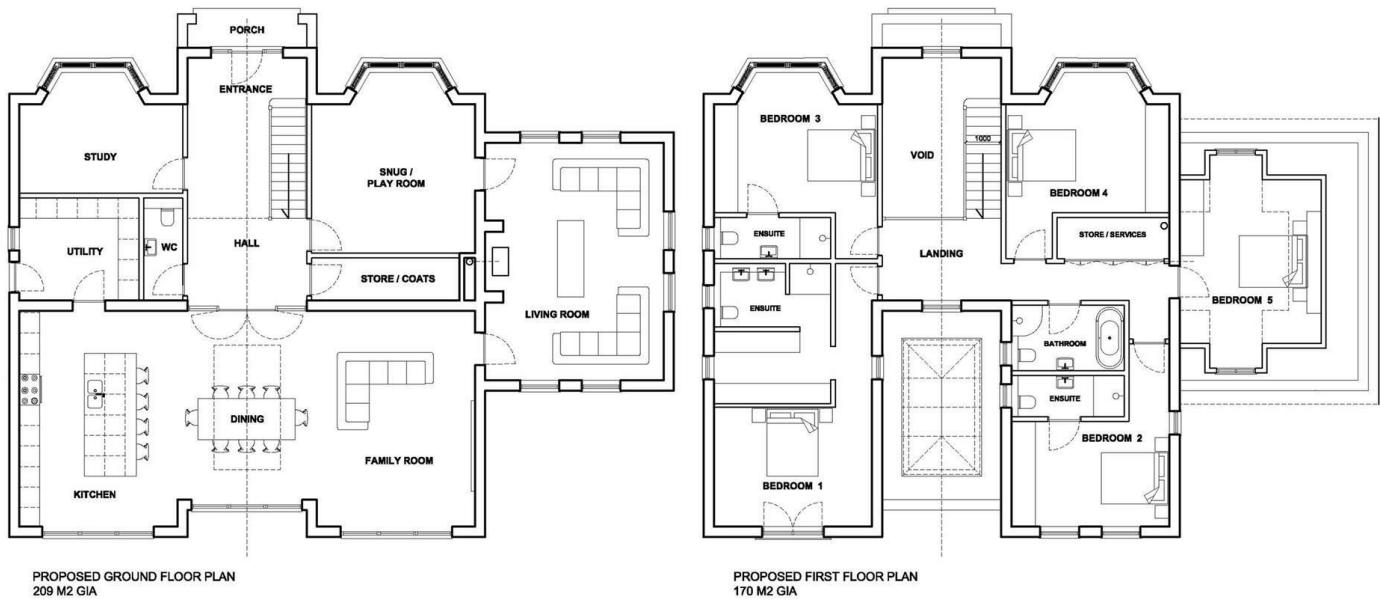
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[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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