



Town & Country

22 Holly Farm Close, Caddington

Guide Price £335,000



22 Holly Farm Close

Caddington, Luton

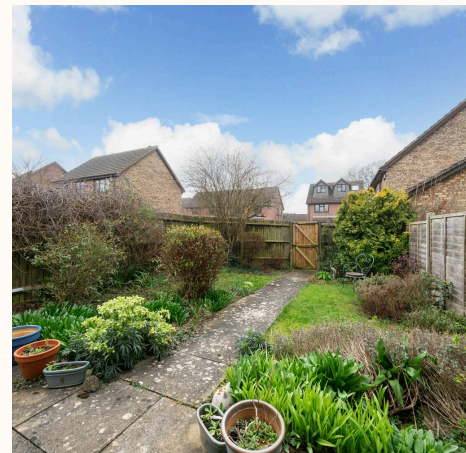
- Rarely Available Semi Detached Home
- Fantastic For A First Time Buyer
- Lounge Opening Into Diner
- Fitted Kitchen
- Two Bedrooms
- Corner Plot Garden
- Cul-De-Sac Location
- Vacant Possession - Must Be Viewed

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



22 Holly Farm Close

Caddington, Luton

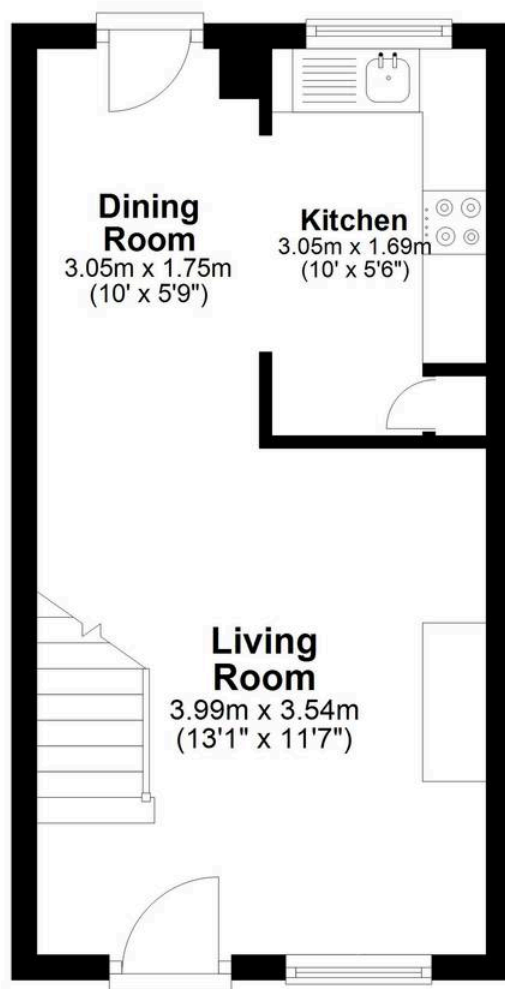
This rarely available two bedroom semi detached home presents an excellent opportunity for first time buyers seeking a well maintained and inviting property in a peaceful cul-de-sac location. The accommodation is thoughtfully arranged, featuring a lounge that seamlessly opens into the dining area, creating an ideal space for both relaxing and entertaining. The fitted kitchen is well appointed and offers ample cupboard space, making it both practical and stylish.

Upstairs, there are two bedrooms, each providing a pleasant retreat at the end of the day. The property benefits from vacant possession, allowing for a smooth and hassle-free move. Set on a corner plot, this home enjoys additional privacy and a sense of space. With its combination of a sought after location, versatile living areas and move-in ready condition, this property must be viewed to be fully appreciated. Whether you are taking your first step onto the property ladder or searching for a conveniently situated home, this semi detached house offers fantastic value and potential. Early viewing is highly recommended to avoid disappointment and to appreciate all that this delightful home has to offer.



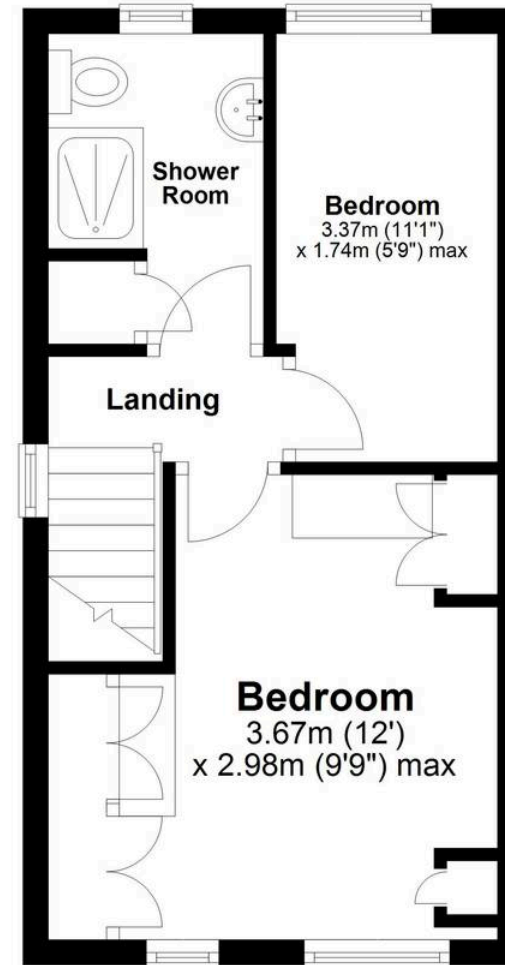
Ground Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



Total area: approx. 50.5 sq. metres (544.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO