



Lynn Close, Elstow, Bedford, Bedfordshire MK42 9YW





Lynn Close  
Elstow  
Bedford  
Bedfordshire  
MK42 9YW

£265,000

3 Bedroom end of terrace property being sold with no chain in the popular village of Elstow. This loved family home briefly comprises of lounge with feature fireplace, kitchen, separate dining room, front & rear garden, garage at the rear in block.

- 3 Bedroom end of terrace property
- No chain
- Oil Fired Heating
- Double glazed windows
- Lounge
- Kitchen & Dining room
- 3 Bedrooms
- Bathroom with separate toilet
- Front & Rear gardens
- Garage at the rear in block

- Council Tax Band B
- Energy Efficiency Rating D





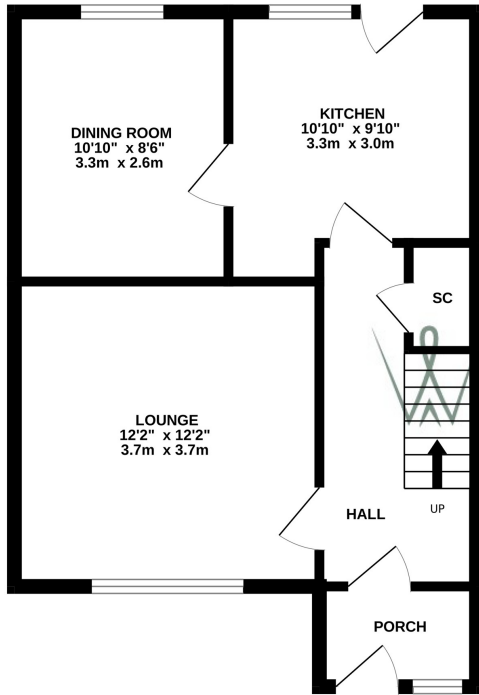
## Village location



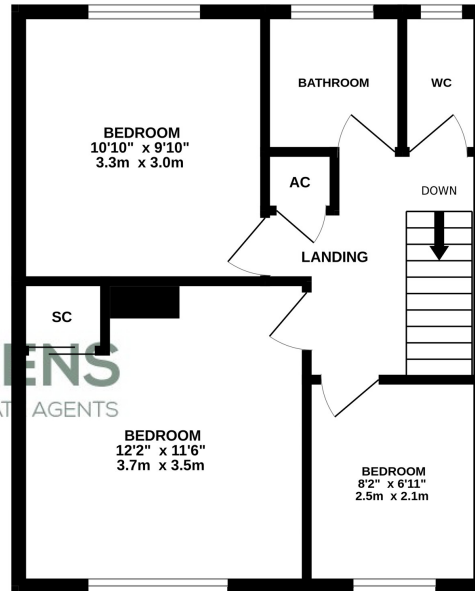
Entering the porch gives access to the main door, which enters you into the hallway with stairs to first floor and under stairs cupboard and panelled doors all living areas. Lounge has a feature fireplace with window to front aspect. Kitchen comes with a range of units with space for cooker, space for fridge, plumbing for washing machine, floor mounted boiler. Door to rear garden. Dining room is accessed via the kitchen with window to rear aspect. Landing with airing cupboard housing hot water cylinder. Door to bedroom one with built in wardrobes and window to front elevation. Bedroom two with window to rear elevation. Bedroom three with window to front elevation. Bathroom fitted with bath, wash hand basin, separate toilet with W.C. On the outside the rear garden which is mainly laid to lawn, oil tank which is at the rear of the garden. Gated access to the front of the property, gated access at the rear which leads to the garage which is in block. Front garden laid to lawn and with flower and shrubs, enclosed by brick walling.



GROUND FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA - 868 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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