



41 Foster Way, Wootton, Bedford, Bedfordshire MK43 9ER

WALDENS ESTATE AGENTS



# Bedfordshire

£300,000

Set close to an open green we have this delightful three bedroom terrace home. Good sized Conservatory. Garage. Separate lounge. Kitchen/diner. Gas Central Heating.

- Three Bedroom Terraced Home
- Conservatory
- Lounge
- Kitchen/Diner
- Double Glazed & Gas Central Heating
- Garage In Nearby Block
- Close to Open Green
- Re-fitted Bathroom

- Council Tax Band B
- Energy Efficiency Rating C



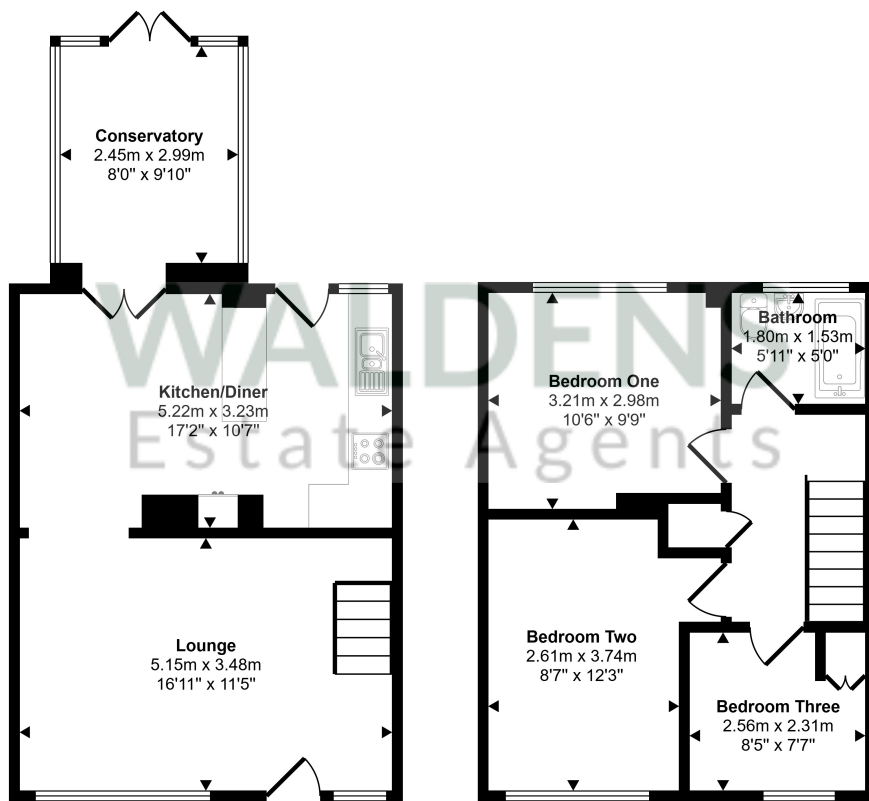
Wootton is delightful village with schools and amenities. A421, A428, A1 & M1 are all within easy reach.



Situated along a pleasant walkway, this well-presented three-bedroom home offers comfortable and versatile living space. The property features an open-plan lounge with stairs rising to the first floor and a large window that fills the room with natural light. An archway leads through to the dining area and a modern, refitted kitchen. From the dining area, you'll find a spacious conservatory with a radiator, making it ideal for year-round use. Upstairs, there are three generously sized bedrooms along with a contemporary white bathroom suite complete with a shower attachment. Externally, the fully enclosed rear garden provides privacy and includes gated access leading to a nearby garage block. The front garden is also enclosed, featuring a charming picket fence and gate that leads to the front door.



Approx Gross Internal Area  
80 sq m / 863 sq ft



Ground Floor  
Approx 44 sq m / 472 sq ft

First Floor  
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

