



Bedford Road, Willington, Bedford, Bedfordshire MK44 3PP

WALDENS ESTATE AGENTS



Bedford Road  
Willington  
Bedford  
Bedfordshire  
MK44 3PP

£250,000

Charming two bedroom cottage situated in the sought after village of Willington. Sold with no onward chain. Lounge/diner, kitchen, downstairs bathroom. Large enclosed rear garden. Willington has a host of local amenities including The Danish Camp, Farm shop, Garden centres, local school & pub. Route 51 cycle route.

- 2 Bedroom cottage
- No chain
- Double glazed windows
- Lounge/diner
- Downstairs bathroom
- Kitchen
- Large enclosed rear garden

- Council Tax Band B
- Energy Efficiency Rating D





Village location but within easy reach of the A1 & A421.

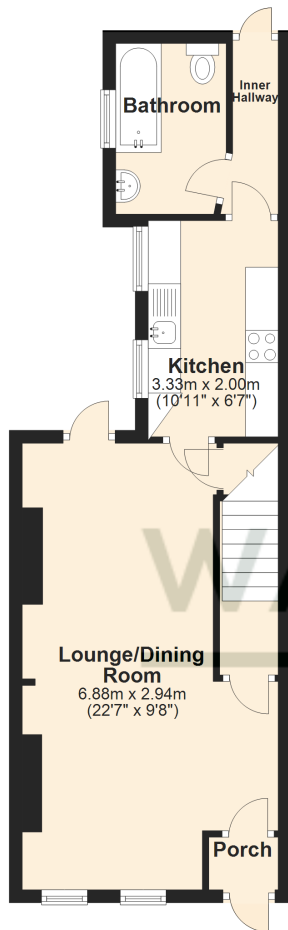


Entering the property into a small lobby with further door leading into the lounge/diner. Lounge/diner with door leading to stairs to first floor. The lounge has window to front aspect, dining area with door to rear garden. Kitchen with a range of fitted units, built in oven & hob, plumbing for washing machine, under counter fridge, door leading to rear lobby. Door to bathroom which is fitted with a 3 Piece suite, bath with fitted shower, wash hand basin with cupboard under. W.C. within the rear lobby is a further door leading to the rear garden. On the first floor landing there is a cupboard housing boiler. Main bedroom is at the front of the property, second bedroom to the rear overlooking the garden. On the outside. Rear garden has a covered paved area ideal for entertaining. Remainder of garden laid to lawn. Front garden laid to stones and enclosed by wooden fencing.



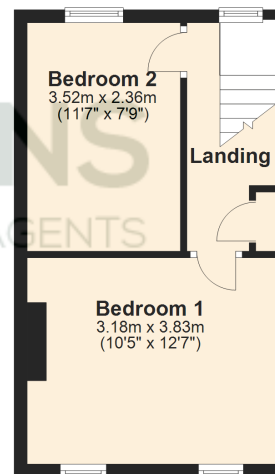
### Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



### First Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



Total area: approx. 66.8 sq. metres (718.9 sq. feet)

Total floor area excludes outbuildings  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.

