



Roundel, Wootton, Bedford, Bedfordshire MK43 9RD

WALDENS ESTATE AGENTS



Roundel
Wootton
Bedford
Bedfordshire
MK43 9RD

£299,950

Immaculately presented two double bedroom semi-detached property, located on the modern development on the edge of Wootton. The accommodation briefly comprises an entrance hall with cloakroom, kitchen fitted with integrated appliances, and a spacious lounge/dining room with French doors opening onto the rear garden. Externally, the property benefits from a driveway to the side providing off-road parking. Fully enclosed maintained rear garden.

- Immaculate Condition
- Cloakroom
- Kitchen with integrated appliances
- Lounge/dining room
- Two double bedrooms
- Front & Rear gardens
- Driveway
- Remaining NHBC

- Council Tax Band B
- Energy Efficiency Rating B



Set on a modern development on the outskirts of Wootton. This modern home is located to amenities and schooling. Ideally located for easy access to the A421 / A428 and onward to M1 & A1

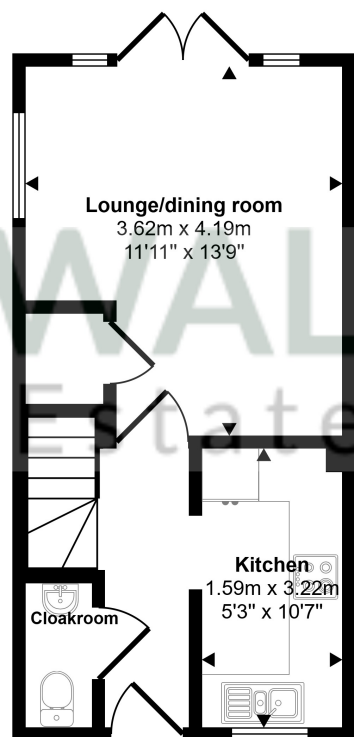


Immaculately presented two double bedroom semi-detached property, located within a modern development. The accommodation comprises an entrance hall with stairs to the first floor and access to the main living areas, along with a cloakroom fitted with a W.C. and wash hand basin. The well-designed kitchen features a range of integrated appliances including fridge/freezer, washing machine, dishwasher, oven and hob. The spacious lounge/dining room offers ample space for both living and dining, benefits from a built-in cupboard, and features French doors opening onto the rear garden. To the first floor are two double bedrooms, with bedroom one benefiting from fitted wardrobes and overlooking the rear, while bedroom two overlooks the front and features a built-in over-stairs cupboard. The bathroom is fitted with a bath with shower over and glass screen, W.C. and wash hand basin. Externally, the rear garden offers a paved seating area with the remainder laid to lawn. The front garden is laid to decorative stone, and there is a driveway to the side providing off-road parking.

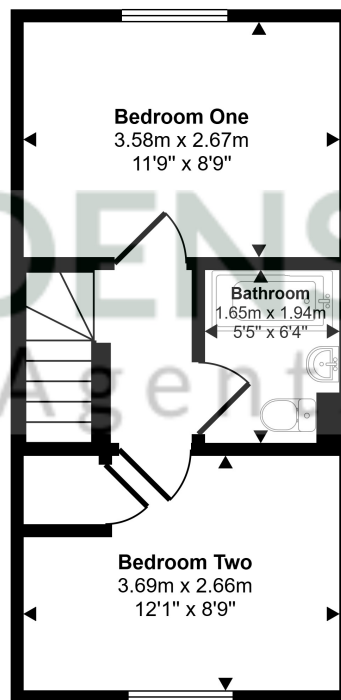
The seller has informed that there is a management service charge.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected.

Approx Gross Internal Area
55 sq m / 595 sq ft



Ground Floor
Approx 28 sq m / 298 sq ft



First Floor
Approx 28 sq m / 297 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+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

