



Goodmayes Close, Bedford MK42 0LX

WALDENS ESTATE AGENTS



Goodmayes Close  
Bedford  
MK42 0LX

£255,000

Set in a cul-de-sac on the edge of Bedford, we're pleased to offer for sale this immaculate two double bedroom home with 17'8 lounge, separate dining room, kitchen, bathroom with separate WC. Off road parking. This warm and inviting home allows easy access to A421 & A1.

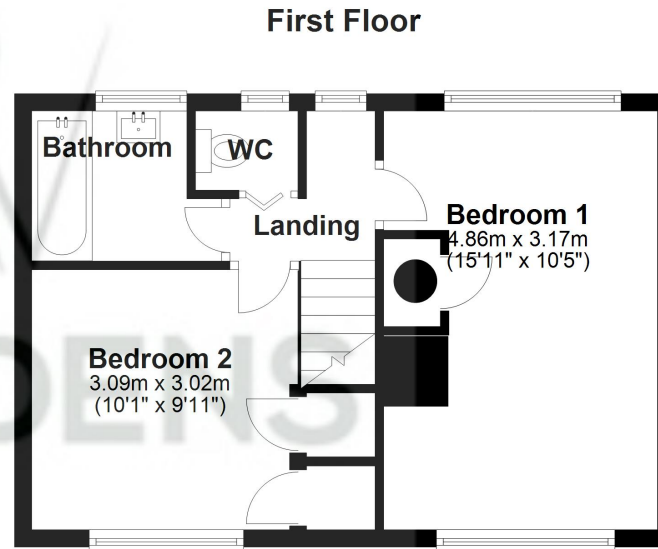
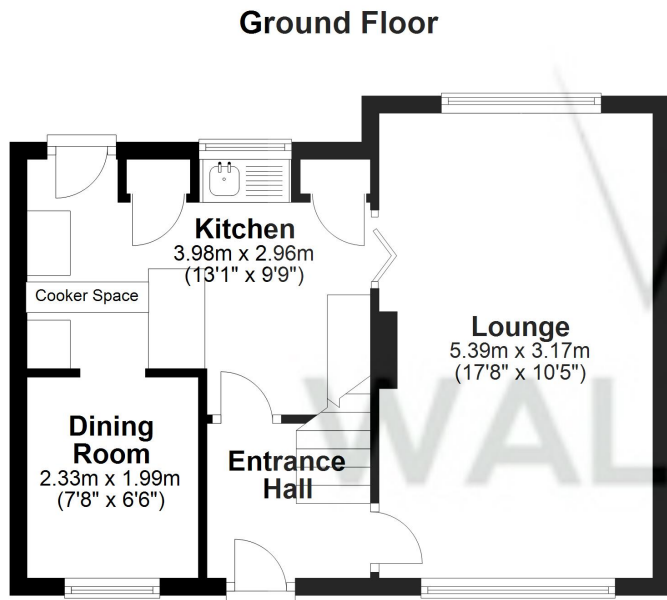
- Delightful Two Double Bedroom Property
- Separate Lounge
- Kitchen & Dining Room
- Gas Central Heating
- Bathroom & Separate Toilet
- Low Maintenance Rear Garden
- Off Road Parking
- Excellent Condition Through Out

- Council Tax Band B
- Energy Efficiency Rating C



Entering the property you have access to all the main living areas and stairs to first floor. The lounge is of a good size and runs front to back of the property, two dual windows allow natural light to flow into the room. Access to the kitchen which is located to the rear of the property and has the view of the delightful maintained rear garden. It also has a door for access to the garden. The kitchen has space for fridge and freezer, washing machine and cooker. It comes with two good sized storage cupboards. The dining room has a cosy feel with window to the front. It takes comfortably a table and four chairs. Upstairs you have two true double bedroom. The main bedroom runs front to back and also has dual windows which makes this room a bright and airy room. It comes with a storage cupboard. And the gas boiler is housed in an additional cupboard. The second bedroom gives plenty of space for a double bed and wardrobes. Overlooking the front and also having built in cupboards. The bathroom is clean and fresh with bath and shower attachment over, pedestal wash hand basin with vanity cupboard under. The toilet is separate. Outside you have a low maintenance garden, which has been carefully looked after over the years. Fully enclosed with numerous shrubs. Gated access to the front of the property. The frontage is of a good size and allows two vehicle parking with the rest mainly laid to shingle.





Total area: approx. 72.1 sq. metres (776.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</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			
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.

