



Millbrook Road, Bedford, Bedfordshire MK42 9HJ



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£245,000

Set off Ampthill Road in Bedford is this extended 3 bedroom semi detached property located a short distance from Bedford hospital and the town center amenities.

- Period 3 Bedroom Semi Detached Property
- No Onward Chain
- Open Plan Lounge/Dining Area
- Sizeable Kitchen/Breakfast Room
- Downstairs Wet Room With WC & Shower
- Gas Central Heating
- Situated A Short Walk From Local Amenities/Bedford Hospital & Town Centre
- 3 Well Proportioned Bedrooms On The First Floor
- Enclosed Low Maintenance Garden To Rear With Gated Side Access

- Council Tax Band C
- Energy Efficiency Rating D



Well positioned to take advantage of local amenities, bus routes, Bedford Hospital and the town center itself.



Waldens are delighted to receive instruction to present this 3 Bedroom semi detached home located on Millbrook Road, Bedford. Upon entering the property there is a hallway with staircase rising to the first floor accommodation. Ground floor has an open plan Lounge/Dining room with a door leading into the Kitchen. Kitchen area is fully equipped with base and eye level storage and has space for all the day to day necessary appliances and has a built in under stair storage cupboard. Beyond the kitchen the rear lobby has a door leading into the rear garden and further doorway leading into the shower/wet room that incorporates a low level WC, wash hand basin, fully tiled walls and windows to both rear and side.

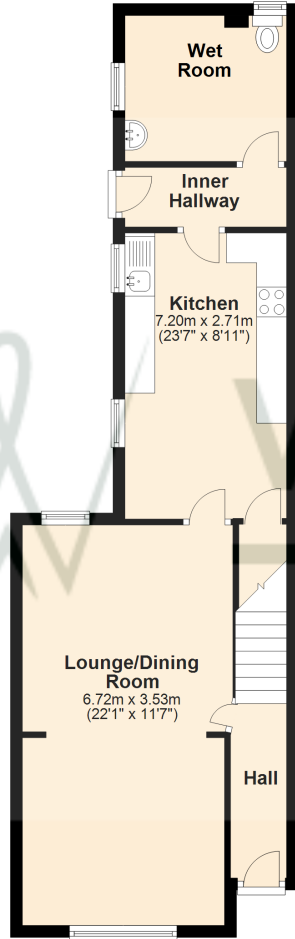
Upon the first floor are 3 well proportioned bedrooms.

Outside the rear garden is mainly laid to hard standing for low maintenance and has a ramped wheelchair access into the rear lobby. Gated side access is also provided to the fully enclosed garden.



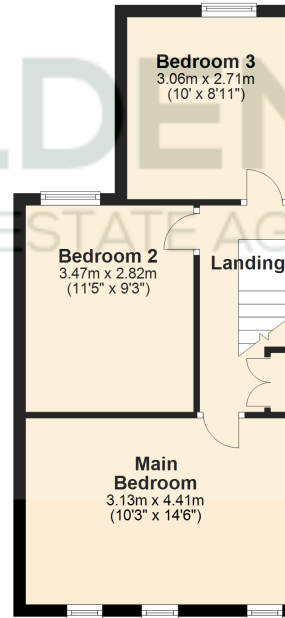
### Ground Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 90.2 sq. metres (971.2 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	