



Foster Way, Wootton, Bedford, Bedfordshire MK43 9ER

WALDENS ESTATE AGENTS



11 Foster Way
Wootton
Bedford
Bedfordshire
MK43 9ER

£275,000

Waldens are delighted to receive instructions to sell this 3 Bedroom end of terrace property in Wootton. With the benefit of a conservatory adding extra living space and off road parking and sold with no onward chain.

- 3 Bedroom end of terrace property
- UPVC Double Glazed Windows & Gas Radiator
- Central Heating
- Entrance porch
- Lounge
- Kitchen/ dining room
- Conservatory
- 3 Bedrooms and shower room
- Front & Rear gardens
- Garage & driveway providing off road parking
- No chain

- Council Tax Band B
- Energy Efficiency Rating C

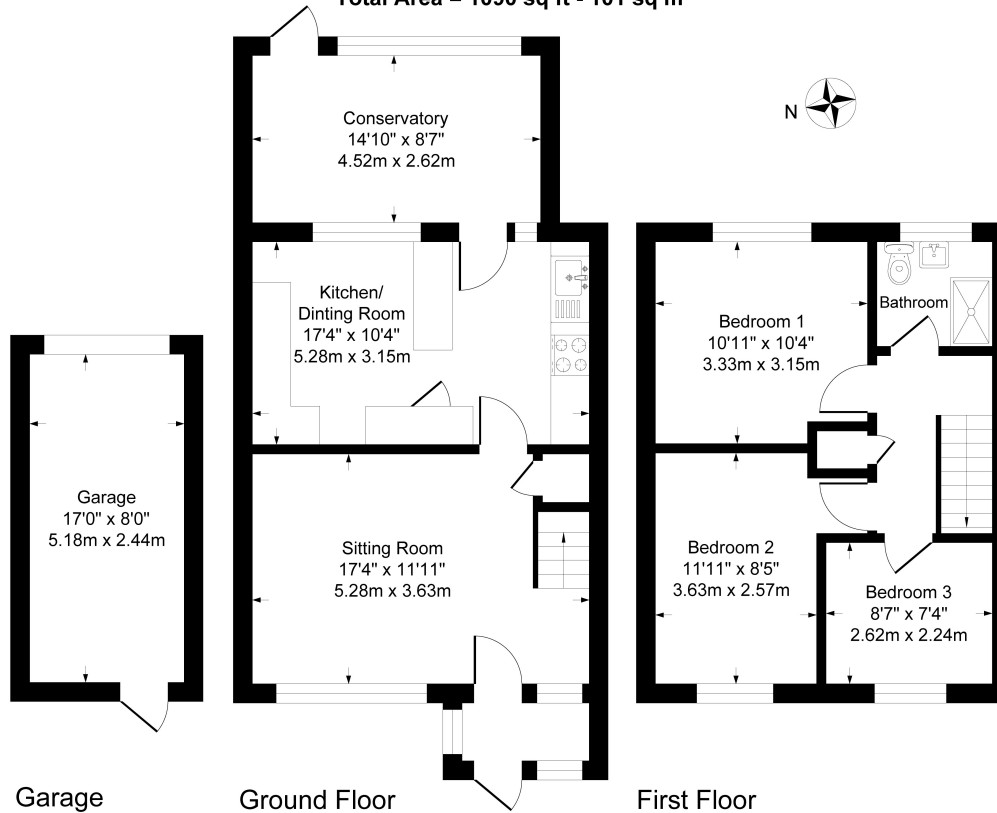


Village location

Entering the property into the entrance porch with further door leading you into the lounge. Lounge with stairs to the first floor and door to kitchen. Lounge with ample space for relaxing with window to front aspect. Kitchen fitted with an abundance of units, space for cooker, space for fridge, plumbing for washing machine, window and door to rear aspect. Conservatory which is generous in size and fitted with central heating so it makes this room usable all year round. On the first floor. Landing with airing cupboard which houses the boiler. Two double bedrooms and one single and a shower room finish off the internal area of this property. On the outside front garden which is low maintenance and enclosed by wooden fencing. Rear garden partly laid to lawn and enclosed by wooden fencing. Garage at the rear of the property with electric roller door. Driveway provides additional parking for up to three cars.



Approximate Gross Internal Area = 954 sq ft - 89 sq m
 Garage Area = 136 sq ft - 13 sq m
 Total Area = 1090 sq ft - 101 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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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