



Curlew Crescent, Bedford MK41 7HZ



Curlew Crescent  
Bedford  
MK41 7HZ

£330,000

Waldens are delighted to offer for sale this three bedroom semi-detached bungalow. Situated in the popular Birds area of Brickhill. The property is offered for sale with no onward chain. Some modernization will be required but offers excellent potential and comes with a larger than usual rear garden measuring approximately 64ft in length by 53ft wide.

- 3 Bedroom semi-detached bungalow
- No onward chain
- Double glazed & gas central heating
- Lounge
- Kitchen breakfast room
- Two double bedrooms & One single bedroom
- Bathroom
- Front garden
- Garage
- Generous enclosed rear garden

- Council Tax Band D
- Energy Efficiency Rating D

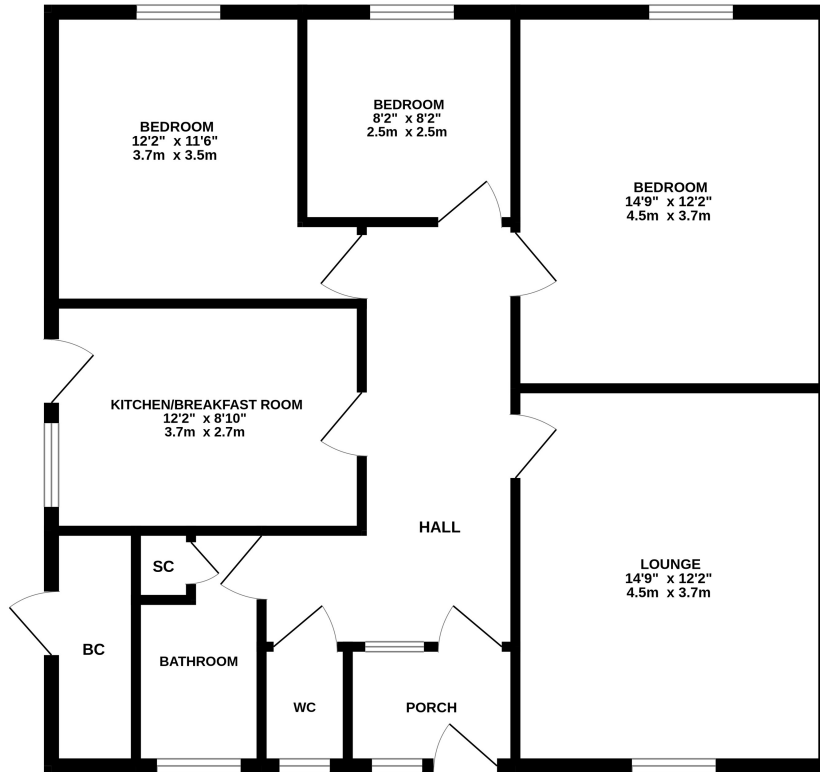


## North Bedfordshire location



Entrance porch with further door leading into hallway. Bathroom comprising of bath with fitted shower and shower screen, pedestal wash hand basin. Built in cupboard. W.C separate to the main bathroom. Lounge with feature fireplace and window to front aspect. Kitchen with a range of units, space for cooker, plumbing for washing machine. Door to side aspect. As previously mentioned there are two double bedrooms and one single that are all at the rear of the property. On the outside from the kitchen door there is a cupboard which houses the boiler and gas meter. Garage situated behind the double gates with up and over door. The rear garden is laid to lawn and stocked with an abundance of flower and shrubs. Front garden with flower and shrubs and driveway providing off road parking.

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

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