



Humber Avenue, Bedford MK41 7EL



Humber Avenue  
Bedford  
MK41 7EL

£254,000

Located in Brickhill and situated close by to a parade of shops and other local amenities is this fantastic 2 bedroom property with off road parking.

- 2 Bedroom Property
- Driveway Providing Off Road Parking
- Open Plan Lounge/Dining Area
- Kitchen & Utility Area
- Sun Room/Conservatory
- No Onward Chain
- Gas Central Heating
- Good School Catchment
- Enclosed Rear Garden

- Council Tax Band B
- Energy Efficiency Rating D



Located in the popular 'Brickhill' area of Bedford and well positioned to take advantage of the variety of local primary and secondary schools within close proximity. Bedford town benefits from excellent transport links and is strategically located between the major arterial routes of the A1 and M1. The A421 southern bypass provides a dual carriageway link between Junction 13 of the M1 and the A1 at the Black Cat roundabout.



Waldens are delighted to be selected as the marketing agent to offer for sale this wonderful 2 bedroom link semi-detached property located on Humber Ave in Brickhill. Upon entering the welcoming entrance hall leads to both the kitchen area and formal lounge and has a staircase rising to the first floor accommodation. Lounge/dining area is open plan and is of a generous size running front to back with the rear further leading into the sun room/conservatory. Kitchen area is well equipped with ample base and eye level storage and has worksurfaces flowing over and space for all the day to day necessary white good appliances. Off the kitchen is the convenient utility area that has plumbing for a washing machine and a further door leading into the rear garden. Upon the first floor are 2 well proportioned bedrooms both of which have built in storage space/cupboards. Bathroom is fitted with a 3 piece suite and has a window to the side aspect.

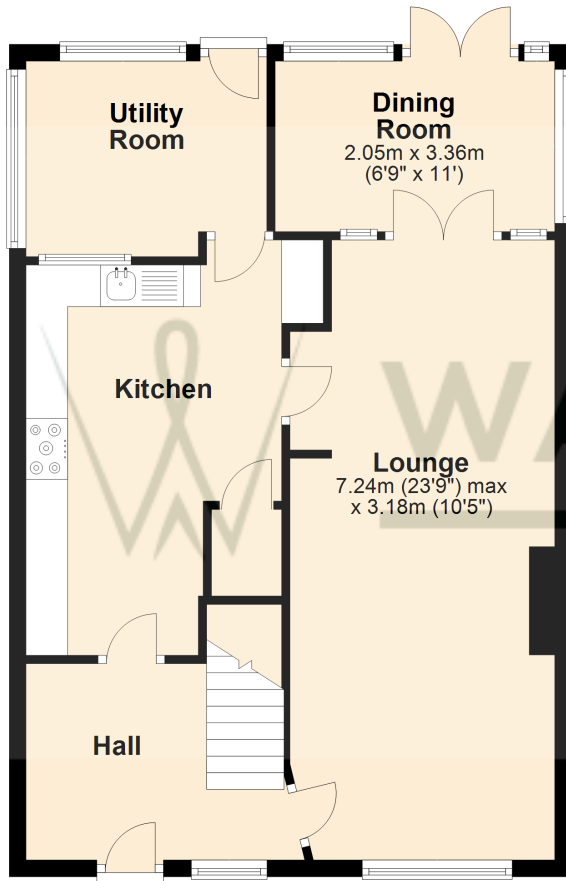
Outside the rear garden is fully enclosed and has a paved patio area with some flower and shrub borders.

Frontage is laid to hard standing providing off road parking for 2 vehicles.



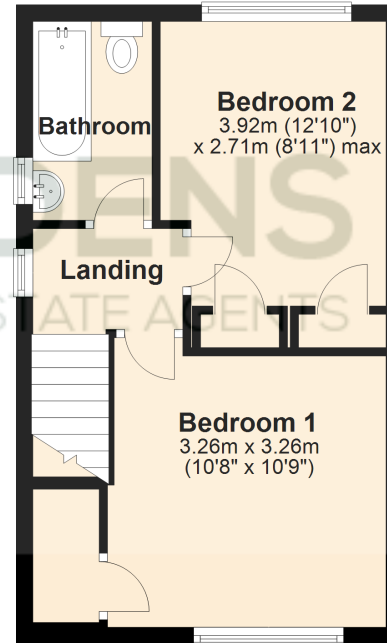
## Ground Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 91.6 sq. metres (986.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(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