



Bunyans Mead, Elstow, Bedford MK42 9XY

Satchells



## 1 Bedroom Maisonette

**£150,000 Leasehold**

Looking for a quirky property full of character? This one-bedroom Grade II listed maisonette is a charming property hidden behind the main High Street.

- Chain free
- Unique character property
- First floor maisonette
- Grade II listed building
- 10% rental yield
- Located near Elstow Abbey
- 2.5 miles to Bedford station
- Good connections to A421
- Leasehold- 105 years remaining
- EPC rating D. Council tax band B

**Ground Floor****Entrance:**

Front door leads to stairs to first floor. Carpet flooring. Light.

**Living Room:**

Abt. 16' 7" x 19' 6" (5.05m x 5.94m) A characterful room with feature beams and single glazed panelled windows. Carpet flooring. Radiator. Wall and ceiling lights.

**Kitchen/Dining Room:**

Abt. 16' 7" x 10' 8" (5.05m x 3.25m) A charming kitchen with a range of wall and base units with laminate worksurfaces. Oven and gas hob. Stainless steel sink and drainer. Under counter space for washing machine. Space for free standing fridge/freezer. Cupboard housing boiler. Dual aspect single glazed panelled windows. Half wall tiled splashback areas. Stairs leading to bedroom. Laminate flooring. Spotlights.

**Bedroom:**

Abt. 16' 7" x 11' 5" (5.05m x 3.48m) Stairs leading from the kitchen to a large double bedroom. Single glazed panelled window. Carpet flooring, Radiators.

**Bathroom:**

A modern three piece suite with panelled bath with overhead shower, low level WC and wash hand basin with mixer tap and vanity unit. Tiled areas and shower panels to splash back areas.

**About The Area:**

Elstow is a picturesque village in Bedfordshire with a rich history, situated just to the south of Bedford's town centre.

At the heart of the village stands the Grade I listed Elstow Abbey, which was originally established in the 11th century as a Benedictine nunnery and remains one of the area's most notable landmarks.

The village is also known as the birthplace of John Bunyan, the author of The Pilgrim's Progress. His influence can still be seen around the village, particularly at the historic Moot Hall.

Although Elstow has a quiet, rural feel, it benefits from excellent transport links, Bedford's town centre, well-regarded schools, and the mainline railway station are all within easy reach. The nearby A421 also connects quickly to major routes including the A1 and M1, making travel and commuting convenient.

**Additional Information****Agents Note:**

Please note the property is located on the first floor with no lift access. Due to the property's age, there are low ceilings and low beams.

Certain photographs in this listing have been enhanced using AI technology to showcase the property's potential and may not represent the exact current condition.

Draft particulars yet to be approved by vendor and may be subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a

cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Material Information:**

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: Ok

Tenure: Leasehold

Council Tax Band: B

Council tax payable: £1909.95

Length of lease: 105 years remaining

Ground Rent details: N/A

Service charge Details: N/A

For further material information please contact the office marketing this property.

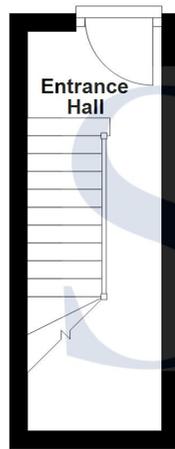




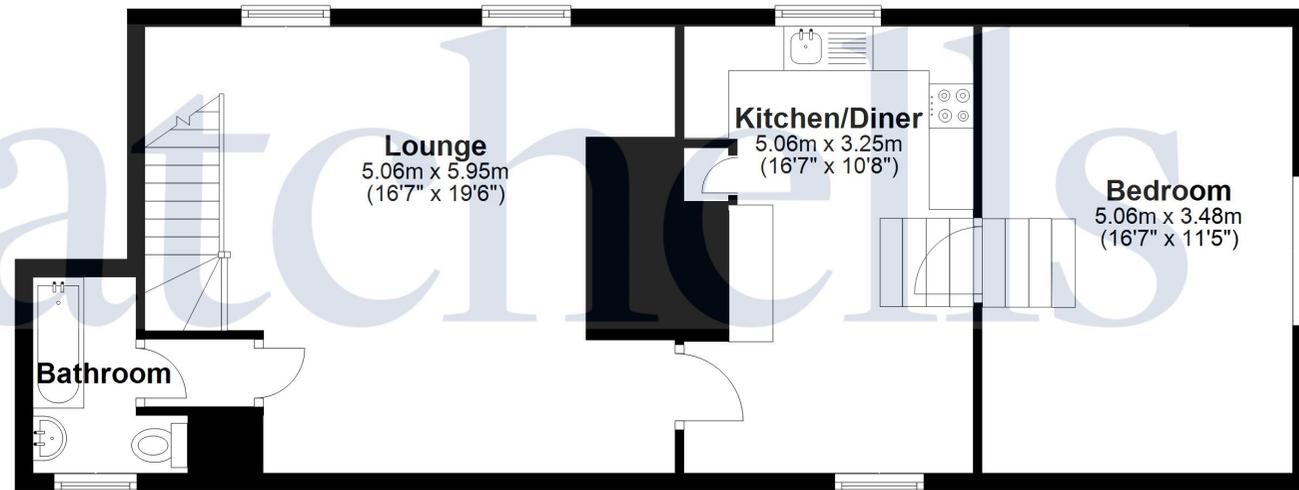
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

# Satchells

## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.