



Nutwood Close, Bedford MK41 0AY



Nutwood Close
Bedford
MK41 0AY

£195,000

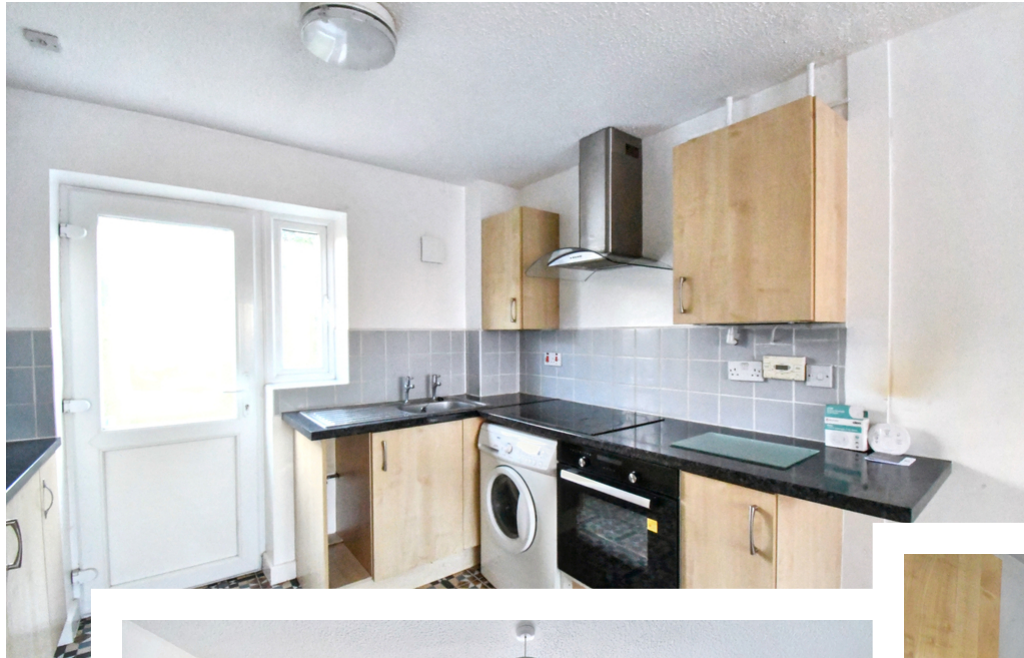
Well presented one-bedroom semi-detached home, featuring a bright and spacious open-plan lounge/kitchen, an enclosed private rear garden, and the convenience of two allocated parking spaces. This charming property is an excellent choice for first-time buyers or a smart buy-to-let investment offering strong rental potential.

- Well presented 1 Bedroom property
- Double glazed windows and doors
- Open plan lounge/kitchen
- One double bedroom
- Bathroom
- Enclosed rear garden
- 2 Parking spaces
- No onward chain

- Council Tax Band B
- Energy Efficiency Rating C



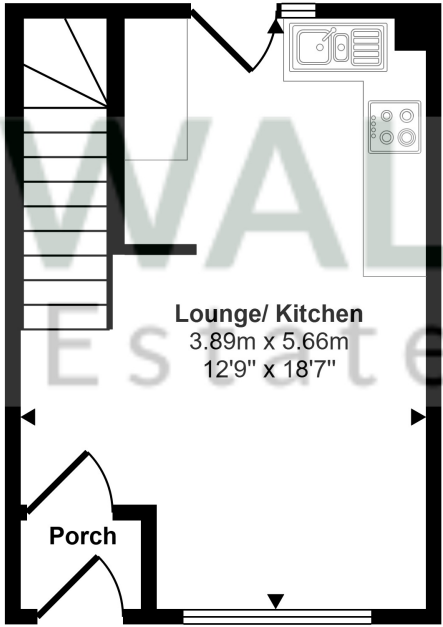
Located on the outskirts of Bedford and within easy reach of the southern bypass.



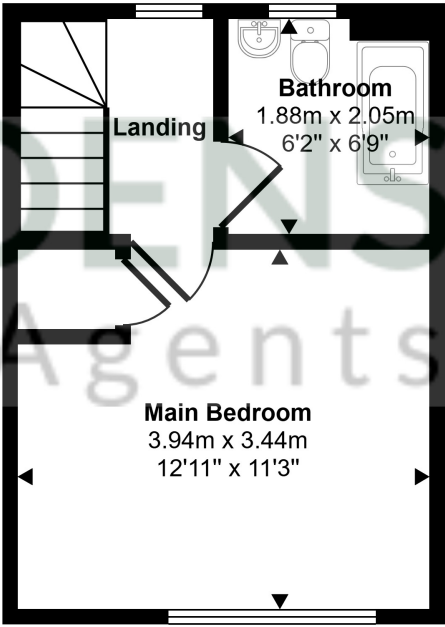
Entering the property through the entrance porch, a door opens into the open-plan lounge/kitchen area. The lounge offers ample space to relax and flows seamlessly into the well-appointed kitchen. The kitchen is fitted with a range of units and includes a built-in oven and hob with extractor above, plumbing for a washing machine, and space for a fridge. A door provides access to the rear garden. On the first floor, doors lead to the bedroom and bathroom. The bedroom benefits from a storage cupboard housing the hot water cylinder. The bathroom is fitted with a three-piece suite. Externally, the rear garden is sloped, laid to lawn, and enclosed by wooden fencing. To the front of the property, there is off-road parking.



Approx Gross Internal Area
44 sq m / 475 sq ft



Ground Floor
Approx 22 sq m / 237 sq ft



First Floor
Approx 22 sq m / 239 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	70	
(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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

