



Roff Avenue, Bedford MK41 7TG

WALDENS ESTATE AGENTS





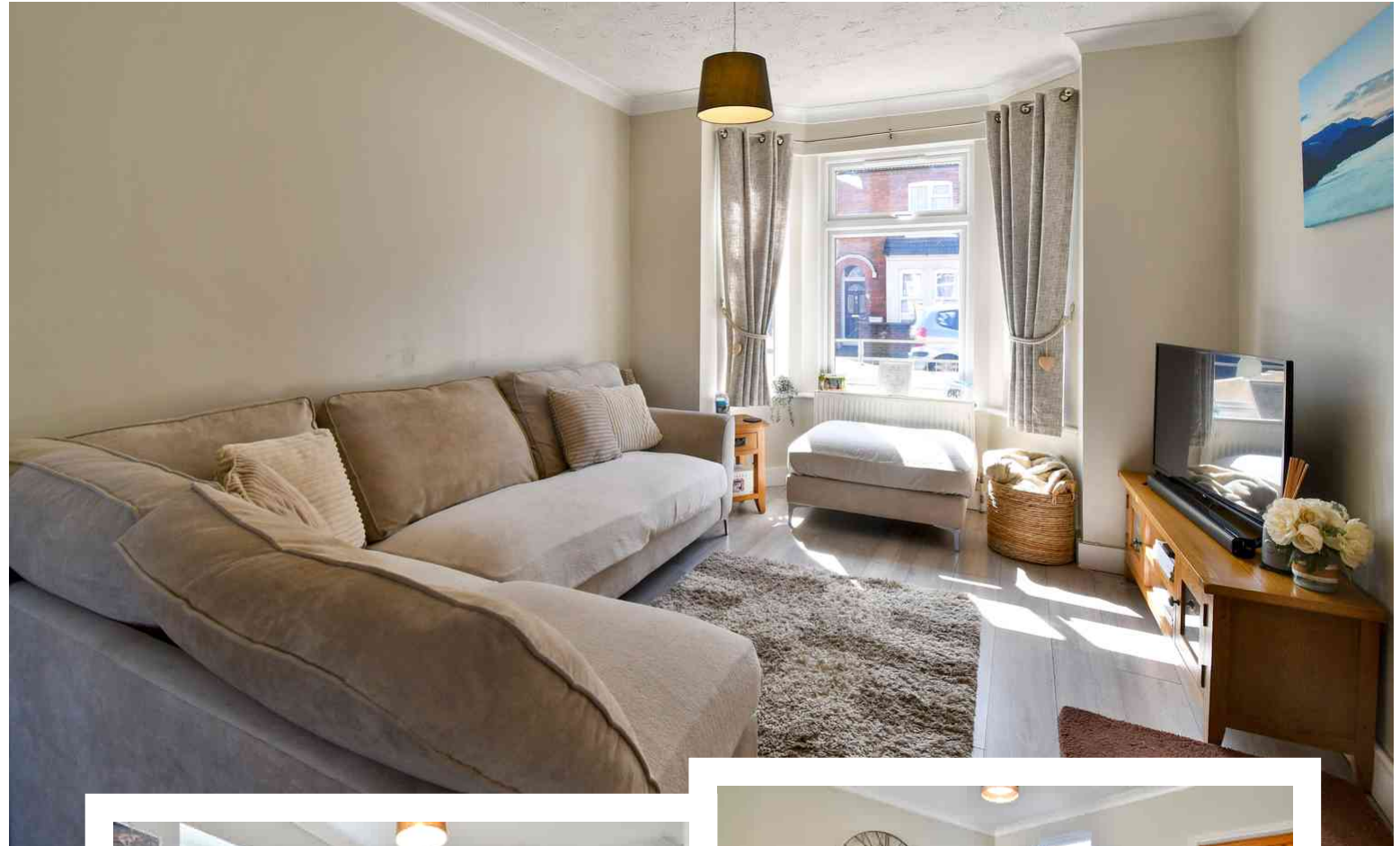
Roff Avenue  
Bedford  
MK41 7TG

Guide Price £300,000

Three bedroom semi detached house having been improved by the current sellers in the last few years. Stylish white kitchen, downstairs bathroom and a separate upstairs WC. Lounge/Diner. All windows replaced along with front and rear doors. New damp proof course with 10 year guarantee. New Fascia boards.

- Three Bedroom Semi Detached House
- Double Glazed Windows Installed by Current Sellers
- New Front Door & Rear Door Installed by current sellers
- Downstairs Bathroom with Separate WC Upstairs
- Lounge/Diner
- Kitchen
- Outside Potential Office Space (currently used as a gym)
- Rear Garden

- Council Tax Band C
- Energy Efficiency Rating D



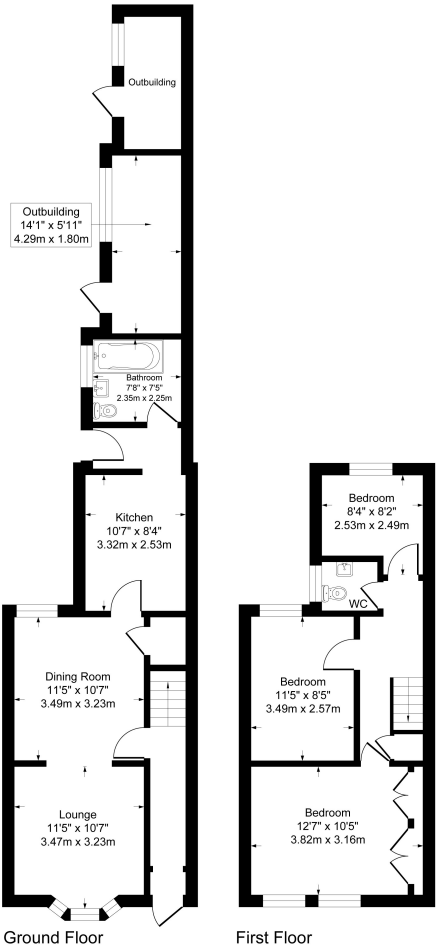
Centrally located and within walking distance of Bedford Park and Bedford Train Station.




Entering the property into the hall with stairs to first floor. Door into the open plan lounge / diner with windows to front and rear making it an airy sunny room. Off the dining area is the kitchen with a good selection of storage cupboards. Integrated oven with gas hob. Space for appliances. Window overlooking the side garden. Lobby area which allows access into the rear garden and also into the bathroom. The bathroom has bath, low level wc , wash hand basin and heated towel rail. Window. Upstairs like downstairs is immaculate and decorated in neutral colours. Two good sized double bedrooms, the main one which overlooks the front with a generous selection of floor to ceiling wardrobes. Two windows allowing natural light to flow in. Bedroom 2 holds a double bed and double wardrobe comfortably with window overlooking the rear. Bedroom 3 is to the rear. On the landing you have a handy cloakroom with WC and wash hand basin. Outside the garden has been re- turfied by the current seller and has a delightful seating area. There are two storage barns which are ideal for conversion into a home office or studio. Power and Light. Decking area. Gated access with path to the front of the property.



Approximate Gross Internal Area  
998 sq ft - 92.7 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		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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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.