



Fenlake Road, Bedford, Bedfordshire MK42 0EU



Fenlake Road
Bedford
Bedfordshire
MK42 0EU

Guide Price £255,000

Double fronted two bedroom house with off road parking, gas central heating and good sized rear garden. Walking distance to Town Centre and Bedford Hospital.

- Two Bedroom Semi Detached House
- Two Reception Rooms
- Gas Central Heating
- Upstairs Bathroom
- Nice Sized Rear Garden
- Off Road Parking
- Walking Distance to Town Centre & Hospital

- Council Tax Band C
- Energy Efficiency Rating D

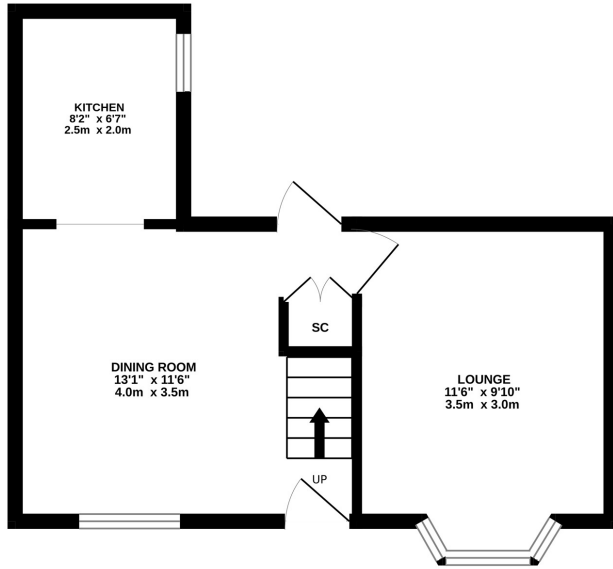


Fenlake Road is an ideal location close to the town and hospital, with local amenities within a short stroll. Close road links to A421 and A1.

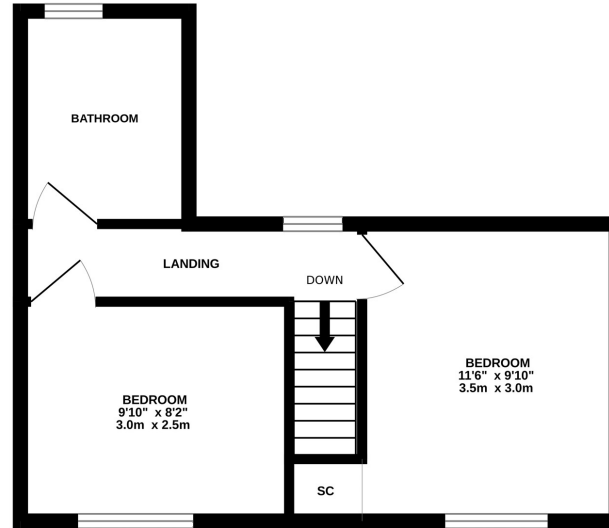
Entering into the property you have stairs to first floor. The dining area opens up into the kitchen which has a range of units and space for appliances. Built in oven and gas hob. The lounge runs front to back with bay window overlooking the front. Upstairs you have two sensibly sized bedrooms and white bathroom suite. Outside there is a large patio area and steps onto a lawned area. Enclosed garden with gated access to the front of the property and the driveway.



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.

