



Haycroft, Wootton, Bedford, Bedfordshire MK43 9PB



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£275,000

Viewing is advised to appreciate this well presented extended 2 double bedroom semi-detached property being sold with no chain. Benefitting from a spacious conservatory which is divided into two separate rooms. Ground floor there is a wet room. Lovely rear garden with the benefit of a garage with parking to the side.

- Well presented 2 Bedroom extended semi-detached property
- UPVC Double Glazed Windows & Gas Radiator
- Central Heating
- Kitchen
- Lounge
- Wet room
- 2 Bedrooms & Bathroom
- Front & Rear gardens
- Garage & Driveway
- Conservatory
- Chain Free

- Council Tax Band B
- Energy Efficiency Rating D



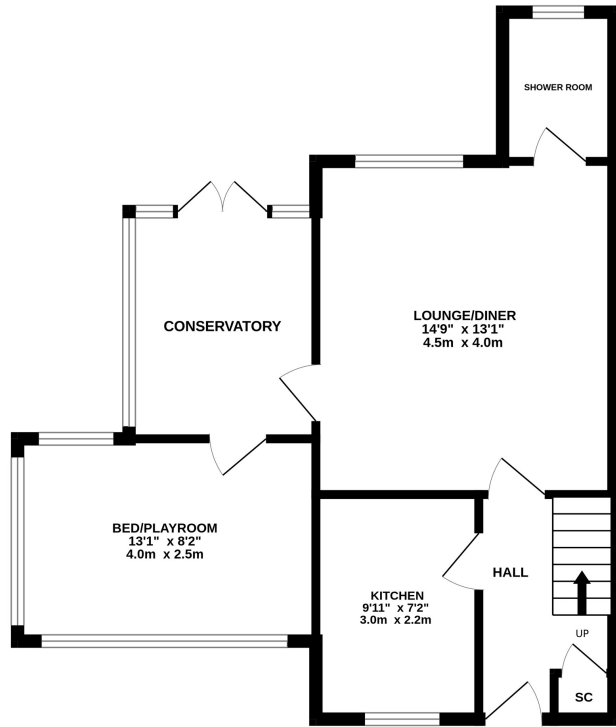
Village location



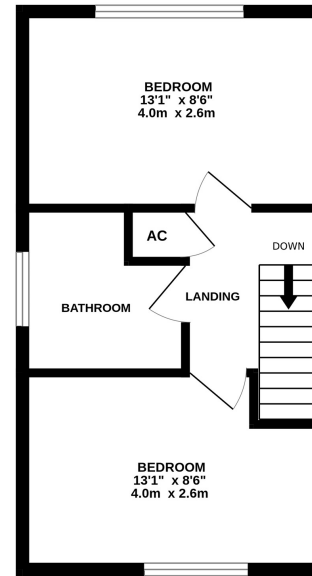
Entering the property into the entrance hall with stairs to first floor and doors to living areas. Kitchen with a range of units, built in oven and hob, space for fridge freezer, plumbing for washing machine and wall mounted boiler. Lounge has ample room to entertain with door leading to the wet room. Wet room has fitted shower, wash hand basin & W.C. Conservatory with door leading to rear garden. On the first floor the landing has a built airing cupboard. Bedrooms are both doubles. Bathroom fitted with a 3 Piece suite. On the outside the rear garden is mainly laid to lawn with part laid to stones, decking area. Front garden laid to stones. Garage and driveway to the side of the property.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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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