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Acacia Road, Bedford MK42 0HS

WALDENS ESTATE AGENTS



Acacia Road
Bedford
MK42 0HS

£265,000

We are pleased to offer for sale this beautifully presented 2 Bedroom end of terrace property. Being sold with no onward chain. Internally the property offers entrance hall, lounge, modern kitchen with breakfast bar, conservatory, two bedrooms & bathroom.

- Well presented 2 Bedroom end of terraced property
- No onward chain
- Double glazed & gas central heating
- Entrance hall
- Lounge
- Modern kitchen with integrated appliances & Breakfast bar
- Conservatory with under floor heating
- Bathroom
- Good sized enclosed rear garden

- Council Tax Band B
- Energy Efficiency Rating D



Property is situated on the south side of Bedford. Within walking distance of local Primary and Upper School and local amenities. Close to A421 which gives access to A1 & M1. Regular buses to Bedford Town Centre & Sandy.

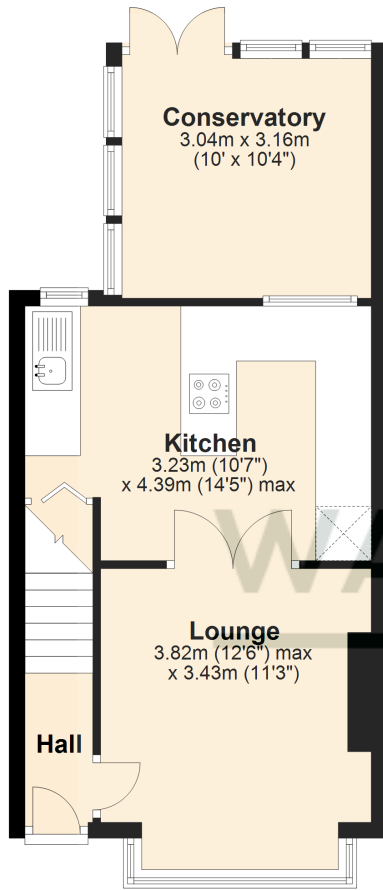


Entering the property into the hallway with stairs to first floor and door to lounge. The lounge has a central fireplace, box bay window to the front which lets in a good amount of natural light. Double doors leading to the kitchen /diner. The kitchen is stunning with an amazing selection of cupboards and worktop space. Concealed washing machine. Concealed area with plumbing for dishwasher. Space for fridge/freezer. Built in oven. Breakfast bar with inset gas hob with pendant extractor over. Window overlooking conservatory and door leading into the conservatory. The conservatory is finished to a high standard and currently being used as the dining room. Having underfloor heating allows the room to be used all year round. Upstairs you have two good sized bedrooms. Main bedroom has built in wardrobe. Outside you have a neatly maintained rear garden, with patio area and mainly laid to lawn. Garden is enclosed. There is a service road to the back which would allow access if you wanted to add parking to the rear of the garden. The front garden is private, enclosed by brick wall and hedging. Gated access to side.



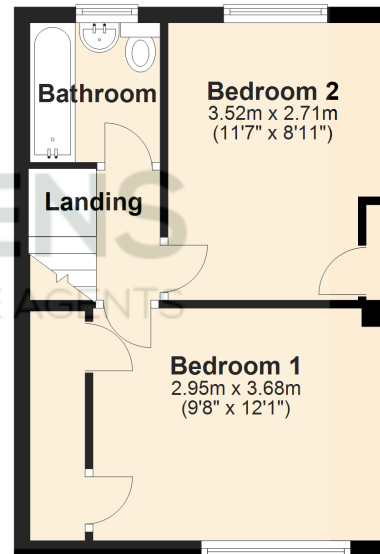
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.4 sq. feet)

Total floor area excludes outbuildings
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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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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.

