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FOR SALE  
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College Road, Bedford, Bedford, Bedfordshire MK42 9PL



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Bedford  
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Bedfordshire  
MK42 9PL

£230,000

This Victorian property which was originally a three bedroom has been improved and upgraded into a two double bedroom home. Rewired in 2014, new boiler installed this year and windows replaced 2019 (advised by the seller) Sold with no onward chain and walking distance to Bedford Train Station and hospital. Nice maintained rear garden. Permit parking. EPC rating-C

- Two Double Bedrooms
- En-Suite Bathroom
- Downstairs Shower Room/ Utility
- Two Reception Rooms
- Boiler Installed 2023
- Rewired & Replacement Windows
- Nicely maintained rear garden
- Full boarded loft ideal for light storage.

- Council Tax Band B
- Energy Efficiency Rating C



Perfect location for the station and hospital, walking distance of large food stores and access to the A1/A421/A428/A6 within minutes.

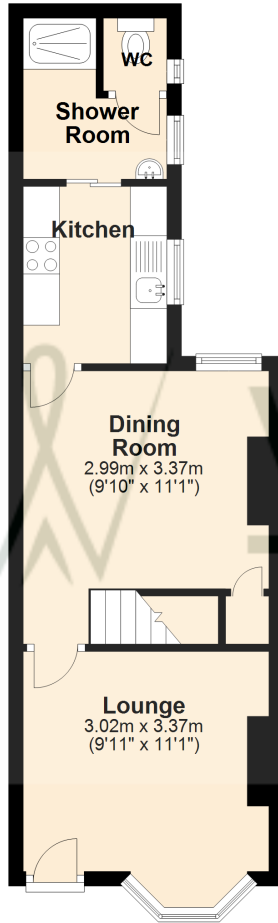


Set off the Amptill Road on a no through road we are pleased to offer this two bedroom home. Entering the property into the lounge which is bright and airy and leads into the dining room. Between these two rooms you have the stairs which has been re-carpeted in October 2023. A good sized dining room with ample space for a dining room table and chairs or could be used as a living room with the dining room used at the front, choice is yours. Under the stairs you have a good amount of storage. Step down into the refitted kitchen which has a selection of wall and base units and built in oven with gas hob and extractor. Access to the rear garden is provided via the kitchen. At the end of the kitchen, sliding door opens into the shower room with fully tiled shower and plumbing for washing machine. Separate WC providing wash hand basin. Upstairs two good sized double bedrooms, bedroom 3 being converted into a generous bathroom with whirl pool bath, low level WC and wash hand basin. Access to the fully boarded loft with light, ideal for light storage use. Outside the garden is enclosed with a variety of shrubs and mainly laid to lawn. The garden houses two sheds. One at the end of the garden and one adjacent to the property which has power and makes a handy hobby room. Gated access is found at the rear of the garden. EPC - C.



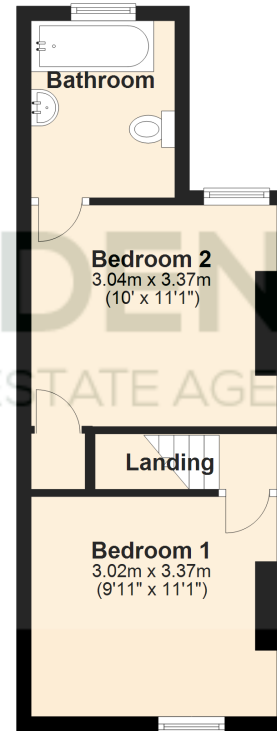
### Ground Floor

Approx. 32.9 sq. metres (353.6 sq. feet)



### First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			70
		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.

