



Haycroft, Wootton, Bedford, Bedfordshire MK43 9PB

WALDENS ESTATE AGENTS



Haycroft
Wootton
Bedford
Bedfordshire
MK43 9PB

£277,500

Set in a Cul-de-sac location we're pleased to offer for sale this 2 Bedroom semi-detached bungalow, no onward chain. Lounge/diner kitchen and conservatory that leads onto an immaculate rear garden. Driveway and garage.

- 2 Bedroom semi-detached bungalow
- No chain
- Lounge /Diner
- Kitchen
- 2 Bedrooms
- Bathroom
- Front & Rear gardens
- Driveway and garage
- Double glazed windows and gas radiator heating

- Council Tax Band C
- Energy Efficiency Rating C



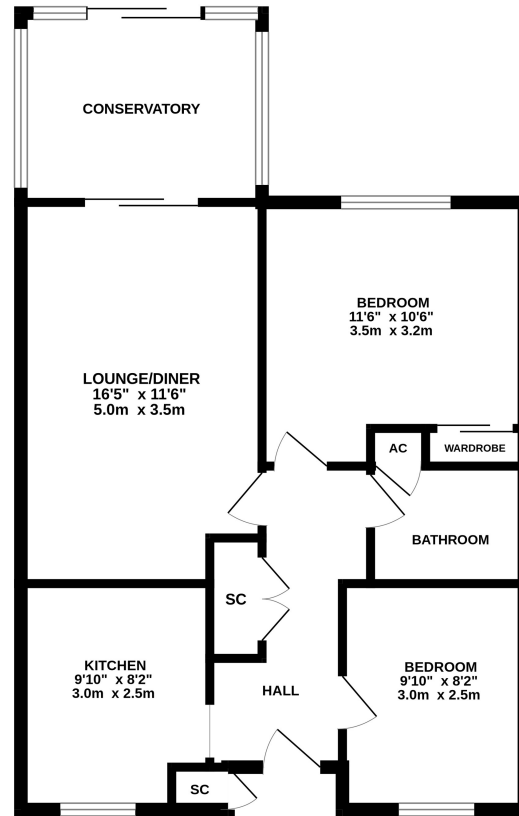
Cul-de-sac location



Entering the property into the hall with built in cupboard and doors to all rooms. Kitchen fitted with a range of units, space for fridge, cooker & washing machine. Wall mounted boiler. Two bedrooms with the larger of the two being at the rear of the property. 3 Piece bathroom suite. Lounge/diner which has a sliding patio door that leads into the conservatory. Conservatory with sliding door to rear garden. Rear garden which has been well maintained, laid to lawn with flower and shrubs. Personal access door from the rear garden into the garage. Front garden with flower and shrubs. Garage and driveway to the side of the property.



GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 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.
Made with Metropix C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

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.

