

FOR SALE

£305,000 Leasehold



49A Colonial Road, Bedfont. TW14 8AA

- Entrance Hall
- Living / Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Good Sized Secluded Garden
- HIGHLY RECOMMENDED
- Gas Safety & EICR available



PROPERTY DESCRIPTION

A spacious first floor maisonette with large private garden and long lease. Located in a popular residential road, just off Bedford High Street with bus links to Feltham Mainline Station and Hatton Cross Underground Station connecting to Heathrow Airport. Offered to the market with no onward chain. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a side aspect wooden door, carpeted flooring, stairs to landing with loft hatch and built in storage cupboard.

Lounge/ Diner

3.35m x 5.49m (11' 0" x 18' 0") Front aspect double glazed windows, carpeted flooring and wall mounted double radiator. Ample space for living and dining room furniture.

Kitchen

2.59m x 2.24m (8' 6" x 7' 4") Front aspect double glazed windows, a range of eye and base level units with integrated drainage sink, oven, gas hob, extractor hood and space for fridge/freezer, washing machine and dryer. Tiled flooring.

Bedroom One

3.36m x 3.80m (11' 0" x 12' 6") Rear aspect double glazed windows, built in floor to ceiling wardrobes, carpeted flooring and wall mounted radiator.

Bedroom Two

2.62m x 2.48m (8' 7" x 8' 1") Rear aspect double glazed windows, carpeted flooring and wall mounted radiator.

Bathroom

1.95m x 1.63m (6' 5" x 5' 4") Side aspect double glazed windows with frosted glass, bath tub with electric shower, low level WC, pedestal wash basin, tiled floor and walls.

Rear Garden

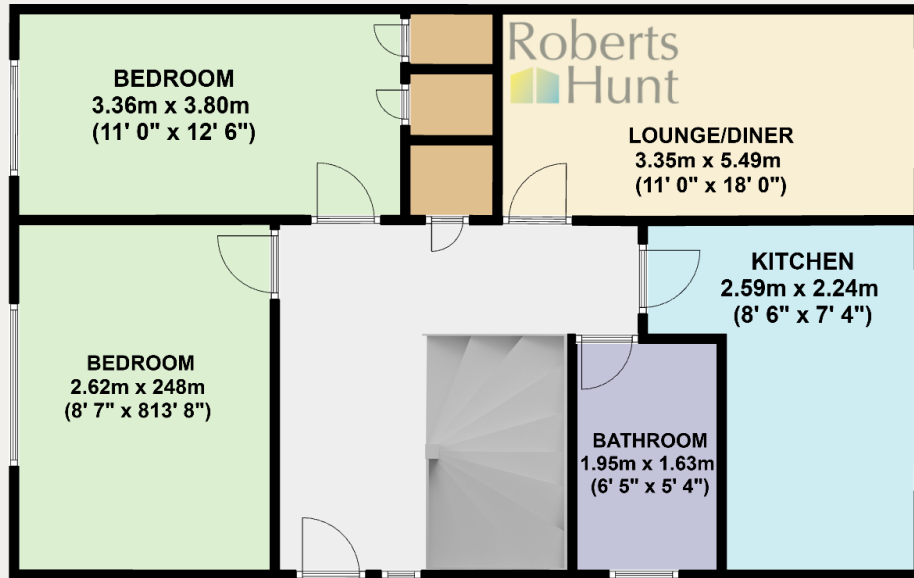
South facing, approximately 40ft in length and mostly laid to lawn and planted borders

Tenure

We have been advised there is over 900 year lease remaining with no ground rent or service charge. Leaseholders organise their own building insurance which is expected around £350 per annum. We recommend this information be confirmed with a solicitor prior to exchange.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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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