



Birkdale Road, Bedford MK41 8AX



Birkdale Road  
Bedford  
MK41 8AX

£375,000

Rather unique, immaculately presented detached bungalow, set in the popular Putnoe area of Bedford. Two generous sized bedrooms, garage, downstairs cloakroom, utility room and a delightful rear garden. No Upper Chain.

- Detached 2 Bedroom Bungalow
- Garage
- Lounge /Diner
- Kitchen
- Utility Area
- Generous Garden
- Gas Central Heating
- No Upper Chain

- Council Tax Band D
- Energy Efficiency Rating D



Birkdale Road is a popular location in the Putnoe area of Bedford. Located close to bus links into the town and access to A421 / A1 is within a short drive.

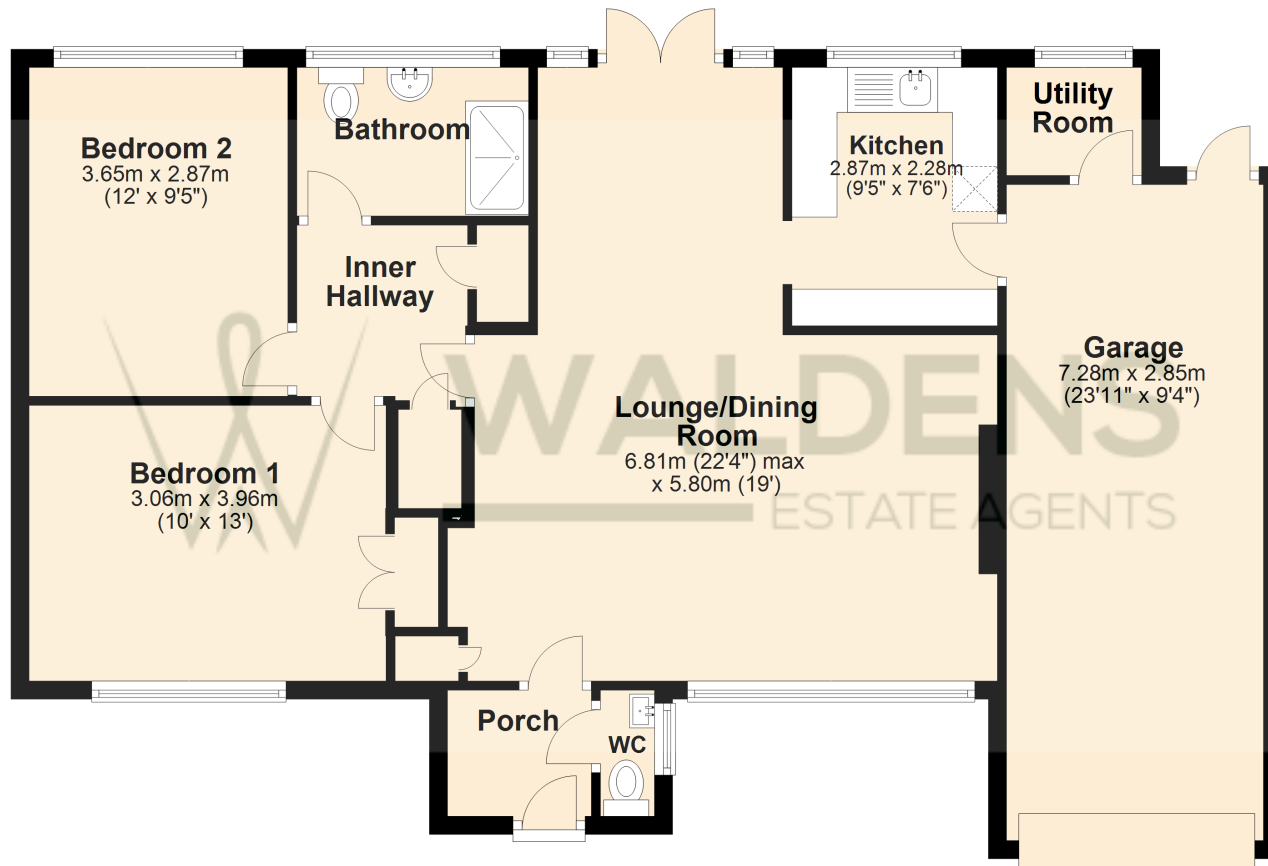


Ready to move into two bedroom detached bungalow with drive and garage. Entering the property into a good sized lobby area with a handy cloakroom, with low WC and wash hand basin. The lounge / diner is L shaped and has two defined areas. The dining area looks over the rear garden and allows access to the kitchen. Double doors lead out to the rear garden. The lounge overlooks the front of the property and again is of a generous size. The kitchen has a view of the rear garden and has ample storage cupboards and space for utilities. From the kitchen you have access to the garage. The garage is a good size with space for a family sized car, plus space for fridge/freezer. Power and light. An electric garage door to the front allows easy access and a personal door to the rear of the garage allows access into the garden. A utility room allows space and plumbing for a washing machine and storage. Going back into the bungalow, the bedrooms are found off an internal hallway which is accessed via a door from the lounge. The two bedrooms are true doubles. Bathroom was re-fitted and now incorporates a built in shower cubicle. The rear garden is delightful, fully enclosed and accessed from the rear garage. Large patio area ideal for entertaining and has vegetable patches as well as a lawned area. Numerous shrubs are placed along the boundary fence.



## Ground Floor

Approx. 99.9 sq. metres (1075.8 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 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>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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>		EU Directive 2002/91/EC	