



**33 Cody Road, Clapham, Bedford, MK41
6ED**

Guide Price £350,000 Freehold

- 3 BEDROOM SEMI-DETACHED
- DRIVEWAY FOR 2 CARS
- MODERN KITCHEN & BATHROOM
- UTILITY AREA & DOWNSTAIRS W/C
- 2 RECEPTION ROOMS
- PRIVATE REAR GARDEN
- POPULAR VILLAGE LOCATION
- NO UPWARD CHAIN
- CLOSE TO A RANGE OF LOCAL AMENITIES
- BRAND NEW BOILER WITH 10 YEAR GUARANTEE & SMART HIVE CONTROLS





Compass Elevation are pleased to bring to the market this well appointed three bedroom semi-detached property, situated in the popular village of Clapham close to Bedford.

In terms of accommodation this spacious family home comprises a welcoming entrance hall, a lounge and separate dining area. The kitchen is modern and finished to a good standard and includes a fitted oven at eye level. Leading off from the kitchen is a useful utility area as well as a downstairs W/C and personal door leading out to a private rear garden.

To the first floor is a spacious Master bedroom with plenty of space for wardrobes and bedroom 2 which is a generous comes with fitted wardrobes and is a generous size double. Bedroom 3 is a single bedroom and the airing cupboard is situated off the landing. Completing the first floor is a three-piece family bathroom with a shower over the bath. This house also has a brand new boiler with 10 year guarantee and Smart Hive controls.

Externally this property benefits from a west facing rear garden which overlooks allotments giving you complete privacy. The property also benefits from a driveway to the front for two cars.

Please call Compass Elevation Estate Agents today to book your viewing.

LOCATION:

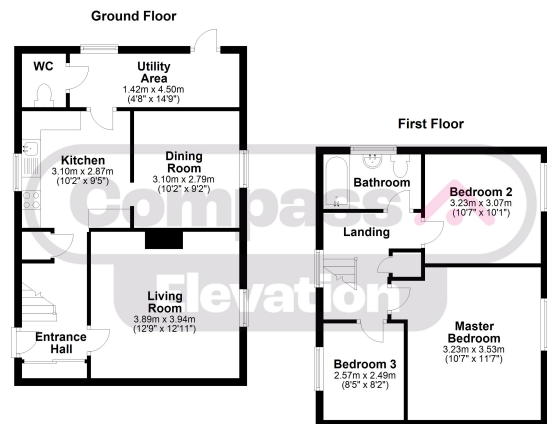
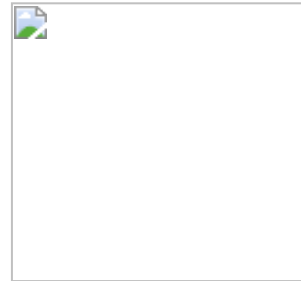
Clapham has a variety of local amenities including shops, a post office, public houses, a village church and a lower school. It is only 3 miles from Bedford town centre and the Harpur Trust schools and has transport links to both the M1 and the A1. Rail links from Bedford to St. Pancras International take just 39 minutes. The property also falls within the popular Lincroft School catchment area.

DISCLAIMER:

Compass Elevation for themselves and for the vendors of the property, whose agents they are given notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Compass Elevation has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice as of JUNE 2024.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



This floor plan along with the dimensions are for guidance only and should not be used for carpet sizes, appliances or items of furniture. Plan produced using PlanUp
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