



17

College Road, Bedford, Bedford, Bedfordshire MK42 9PL



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Bedford
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£235,000

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.

- 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.

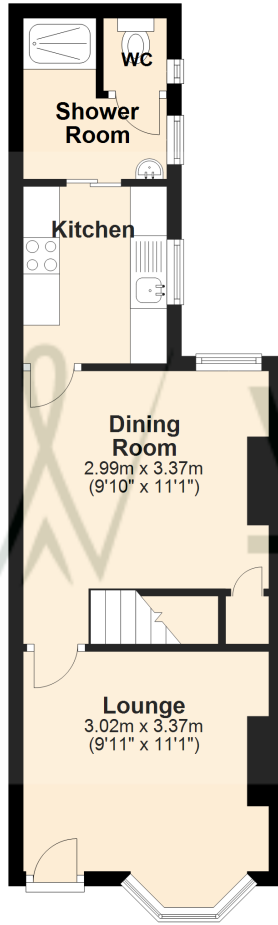


Set off the Amptill Road on a no through road we are pleased to offer this two bedroom home. Entering the property into the lounge which is bright and airy and leads into the dining room. Between these two rooms you have the stairs which has been re-carpeted in October 2023. A good sized dining room 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.



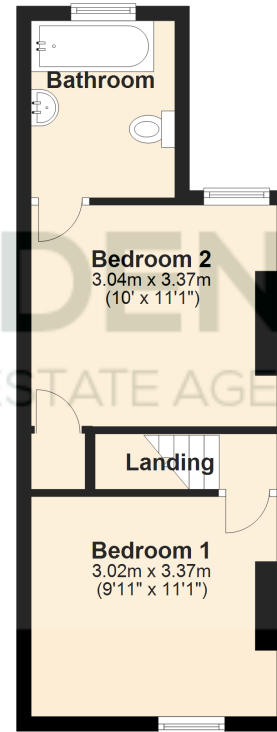
Ground Floor

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+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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