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WALDENS
FOR SALE
01234 856684

NO
PARKING
DISABLED ACCESS
REQUIRED AT
ALL TIMES

Fenlake Road, Bedford, Bedfordshire MK42 0EU

WALDENS ESTATE AGENTS



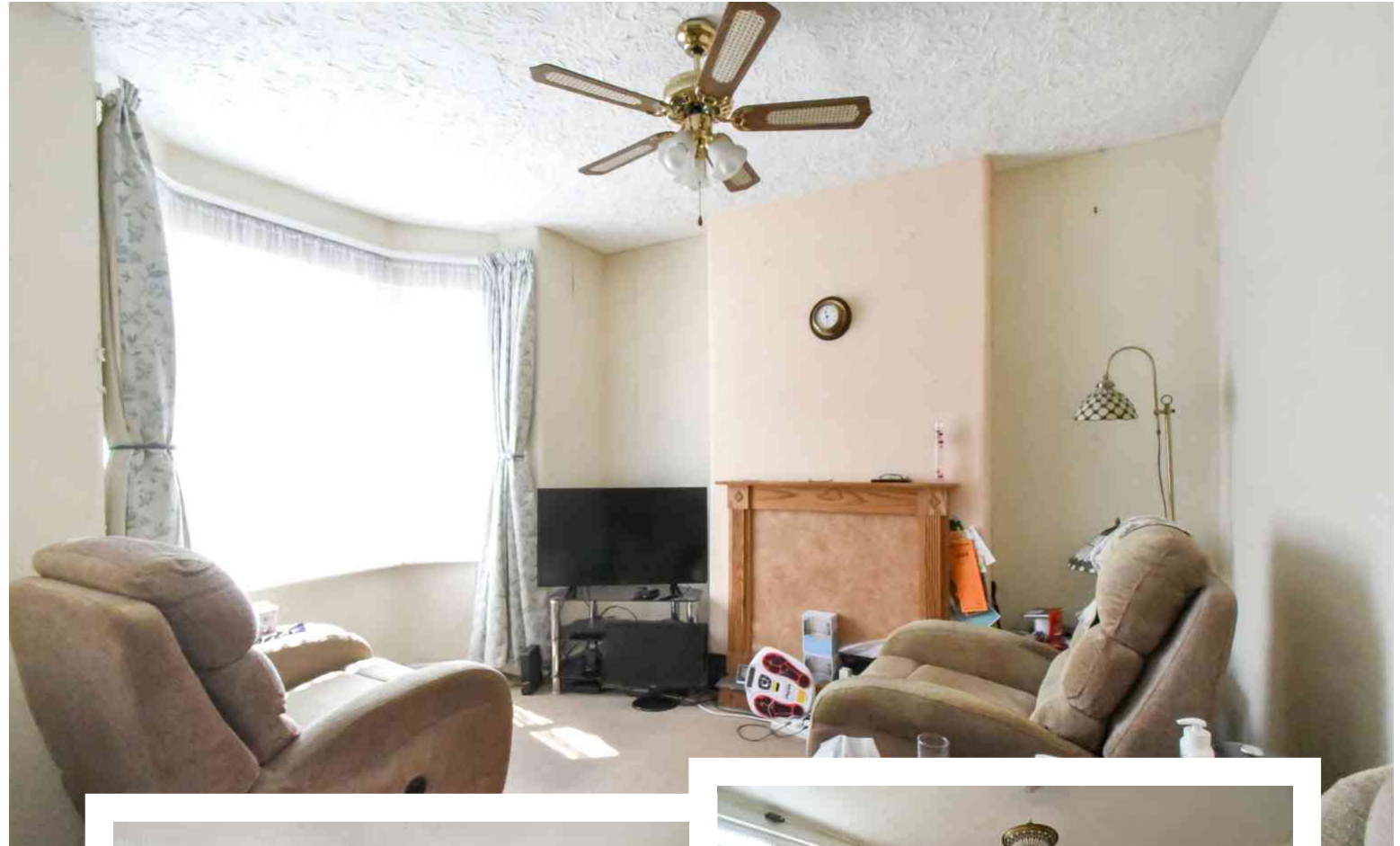
Fenlake Road
Bedford
Bedfordshire
MK42 0EU

£235,000

Ideally situated within walking distance of the town centre, hospital, and train station, this well-presented three-bedroom semi-detached property offers both comfort and convenience. Two reception rooms, a practical downstairs wet room, and a delightful rear garden—perfect for relaxing or entertaining.

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Kitchen
- Wet Room
- Gas Central Heating
- Double Glazed Windows
- On Street Parking
- Walking Distance To Amenities & Schools

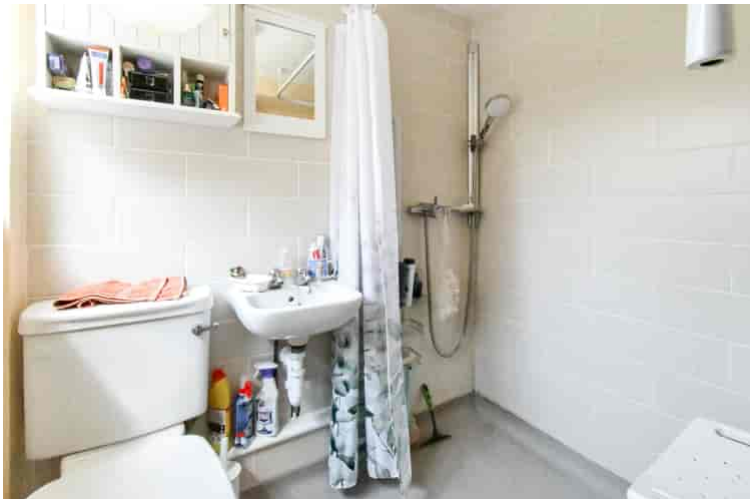
- Council Tax Band TBC
- Energy Efficiency Rating C



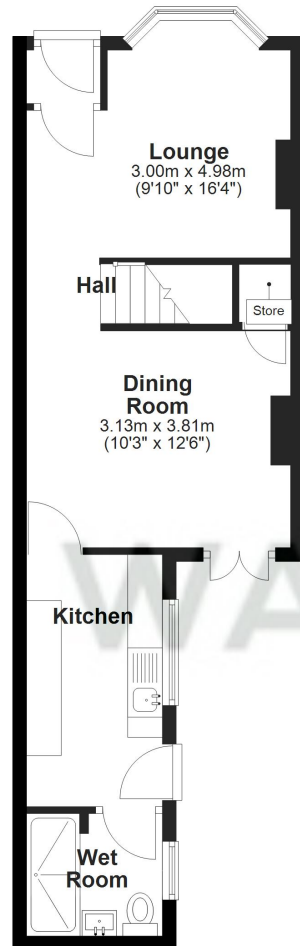
Fenlake Road is conveniently located within walking distance of all the main attractions that Bedford has to offer. The Embankment and Priory Country Park are easily accessible on foot, along with local retail parks and schools, making it an ideal location for families and professionals alike.



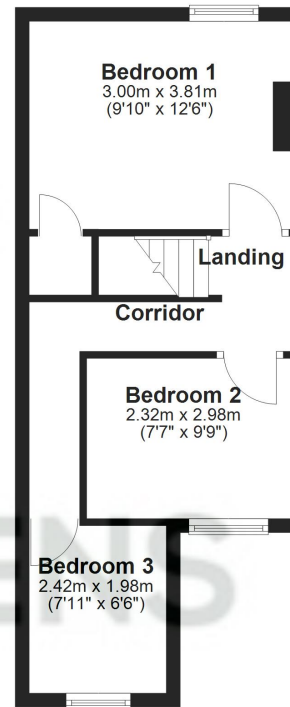
Entering the property the first room is the bay-fronted lounge bathed in natural light. An archway leads to the rear dining room, where you have French doors out onto the garden and stairs rise to the first floor. The well-planned kitchen offers a generous range of cabinets, work-top space and slots for freestanding appliances. Window to side and door into the rear garden. Beyond, leads to a modern wet room complete with low-level WC and wash-hand basin. Upstairs, the main double bedroom spans the full width of the house at the front, while two single bedrooms overlook the rear garden—ideal as guest rooms, nurseries or home-office space. Outside, the established rear garden is mainly laid to lawn and bordered by mature shrubs and colourful planting, with a secure gate returning to the front. The frontage itself enjoys a low brick boundary wall, wrought-iron gates and low-maintenance paving.



Ground Floor



First Floor



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	80	
(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

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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.

