



Alburgh Close, Bedford MK42 0HG



Alburgh Close
Bedford
MK42 0HG

£225,000

****Waldens Sales Are Now Under New Ownership **** We are delighted to be selected as the marketing agent to offer for sale this charming 2 Bedroom semi detached property positioned on the south side of Bedford in Alburgh Close

- Semi Detached
- 2 Bedroom
- Lounge
- Kitchen/Breakfast Room
- Double Glazed
- Electric Heating
- Enclosed Rear Garden With Gated Side Access
- Bathroom
- No Onward Chain

- Council Tax Band B
- Energy Efficiency Rating D



The property is located to the south side of Bedford's town centre. Located off of Eastcotts Road on Alburgh Close in a tucked away location. Positioned a short walk away from a local parade of shops, Jubilee Park and local bus services.



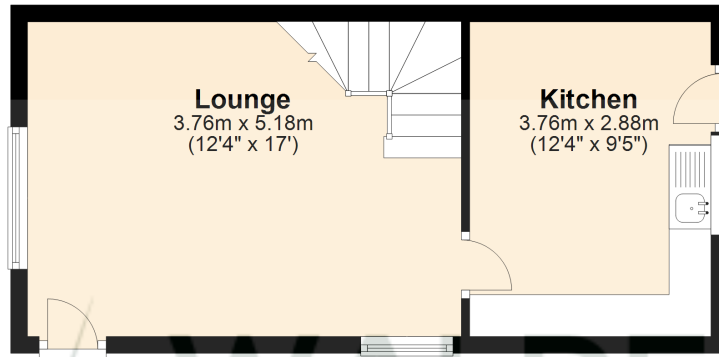
A fantastic chance to first time purchase, buy to let opportunity or maybe if you are looking to downsize. This charming 2 bedroom semi detached property is set traditionally over 2 floors. Entering the formal lounge area from the side of the house there are windows to both side and front aspect, spiral staircase rising to the first floor accommodation and a door through into the kitchen/dining area. Kitchen is equipped with base and eye level units and has worksurfaces over. Space and plumbing for the day to day necessary appliances with a door that leads into the rear garden. To the first floor we have 2 well proportioned bedrooms and there is a bathroom fitted with a white 3 piece suite.

Outside the rear garden is laid to lawn with a variety of flower/shrub borders and has a gated side access.



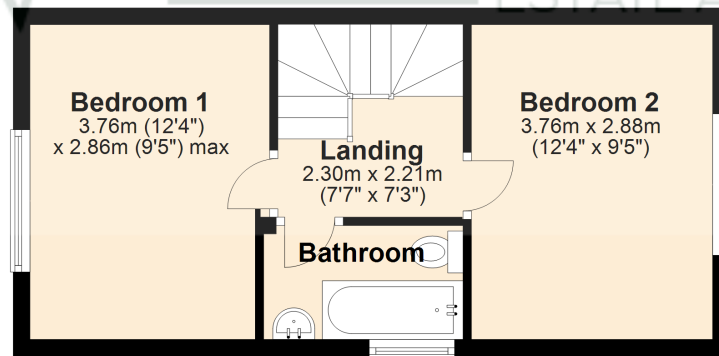
Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



Total area: approx. 61.3 sq. metres (660.1 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC