



Goodmayes Close, Bedford, Bedfordshire MK42 0LX



# Goodmayes Close Bedford Bedfordshire MK42 0LX

£330,000

Internal viewing is advised to appreciate this spacious well presented 3 Bedroom extended semi-detached property. Cloakroom, Modern kitchen diner, sitting room, modern shower room. Large garage, off road parking.

- Well presented 3 Bedroom extended semi- detached property
- Double glazed & gas central heating
- Lounge
- Cloakroom
- Kitchen/dining room
- Sitting room
- 3 Bedrooms and shower room
- Front & Rear gardens
- Large garage
- Driveway

- Council Tax Band C
- Energy Efficiency Rating C

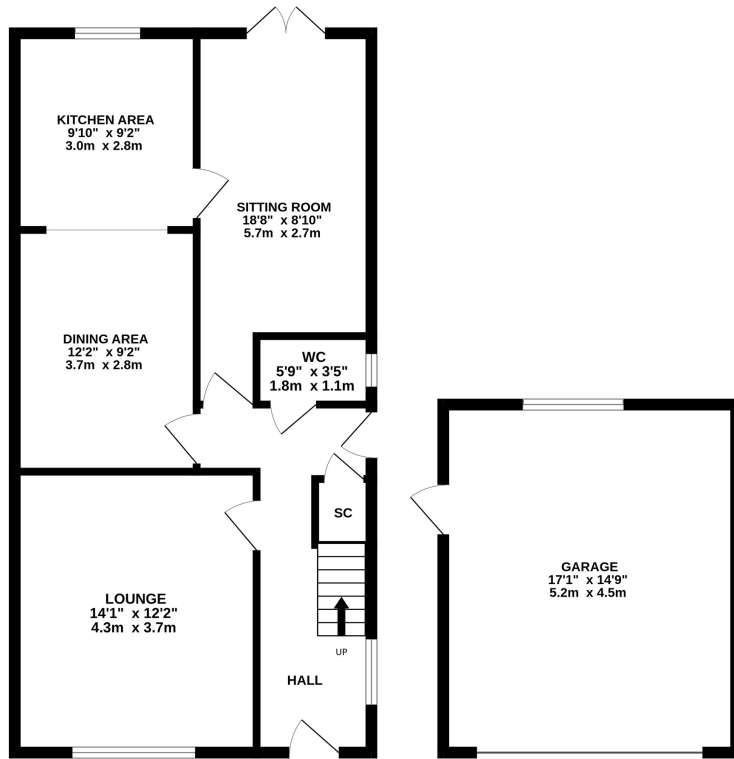


Close to Bedford Centre and road routes.

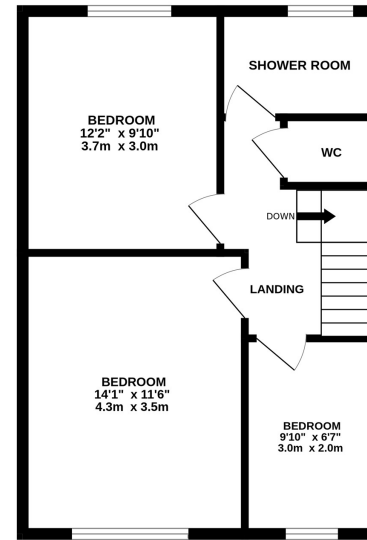
Entering the property into the entrance hall with stairs to first floor and doors to all living areas. Lounge with window to front aspect. Cloakroom with W.C and vanity wash hand basin, heated towel rail. Kitchen area is fitted with a range of units with built in appliances. Dining area with space for table and chairs. The sitting room has doors leading to the rear garden. Upstairs bedroom one with a full range of built in wardrobes and window to front elevation. Bedroom two with window to rear. Bedroom three with window to front. Shower room with walk in shower cubicle, vanity wash hand basin, W.C, window to rear aspect. On the outside rear garden with two lawned areas and remainder laid to paving. Front garden partly laid to lawn with remainder flower and shrubs. Driveway providing off road parking which leads to the garage.



GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(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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