



Church End  
Ravensden  
Bedford  
MK44 2RR

Offers In Excess Of £215,000

bettermove

# Church End Bedford

Bettermove are proud to present this 1 bedroom Cottage in Ravensden, Bedford.

This cottage benefits from traditional features, electric central heating throughout and has parking available outside.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, breakfast room and bathroom on the ground floor. The first floor consists of 1 bedroom and the second containing the attic room. The exterior boasts a private rear and front gardens, perfect for enjoying the summer months.

Located in the popular town of Ravensden, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A421, Bedford and St Johns train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

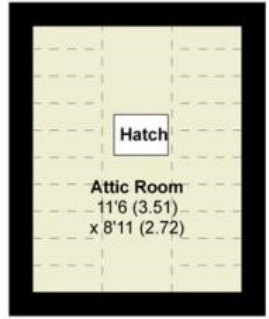
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

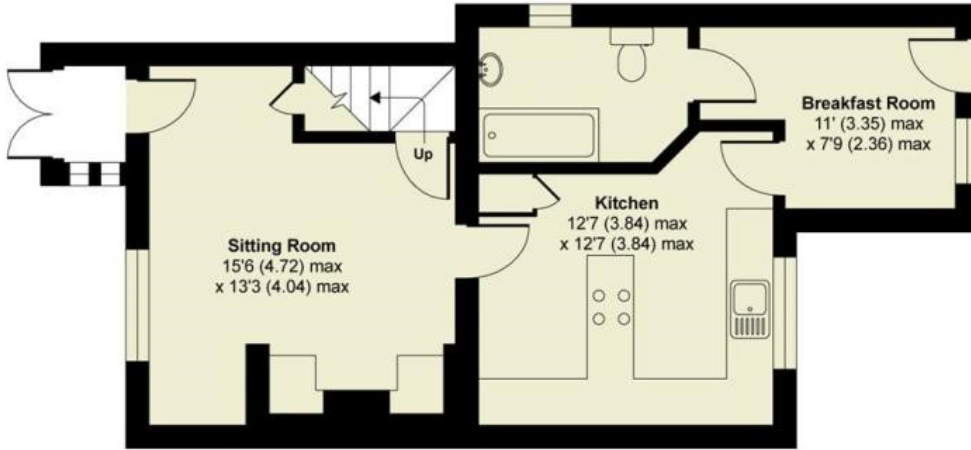




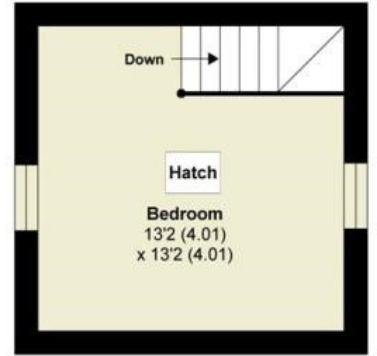
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 720 SQ FT 66.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)