



Foster Way, Wootton, Bedford MK43 9ER



Foster Way
Wootton
Bedford
MK43 9ER

Offers in Excess of
£240,000

A charming three bedroom terraced house set on a walkway in the village of Wootton. Presented immaculately with garage to rear, three proportional bedrooms. Complete upper chain

- Three Bedroom Mid Terrace House
- Gas Central Heating
- Double Glazed Windows
- Immaculate Condition
- Detached Garage
- Front & Rear Gardens
- Separate Lounge
- Kitchen / Breakfast Room

- Council Tax Band B
- Energy Efficiency Rating C

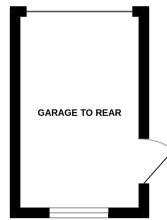


Wootton is a village with good road links to the A421 , A428 and then onward to A1 and M1. There are local schools and shops within walking distance,

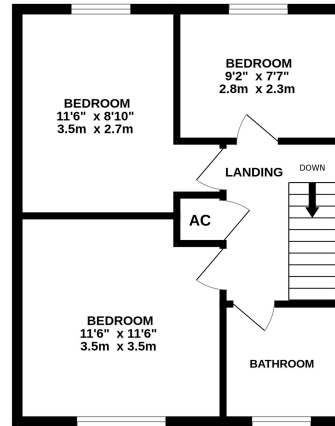
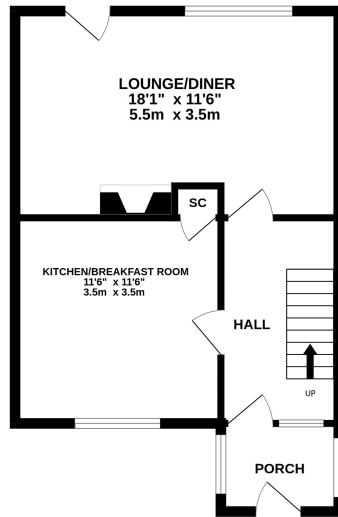
Set off the road we have this charming three bedroom home in immaculate order. A good sized porch leads you into the main house. The hallway has stairs to first floor with kitchen/breakfast room to the front of the property. Having a good selection of cupboards and space for appliances. Built in oven and hob. To the rear you have the lounge with a large window overlooking the garden and a door allowing access to the garden. Upstairs there are three proportional sized bedrooms. Two of the bedrooms have floor to ceiling wardrobes. Bathroom has panelled bath, low level WC and wash hand basin. Outside you have low maintenance rear garden with access to the garage via personal door. Gated access then allows you out onto the service road and access to up and over garage door. Parking one vehicle outside the garage. The front is paved for easy maintenance.



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.




1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA - 941 sq.ft. (87.4 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		90
(81-91)	B		
(69-80)	C	73	
(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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