



Polhill Avenue | Bedford | Bedford | MK41 9ED

£485,000

LEPORE
Co

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LEPORE & CO are delighted to offer for sale a SUPER Three bedroom Detached Bungalow ideally situated on a CORNER PLOT and beautifully positioned within this highly DESIRABLE and sought after area. The main highlights include a SIZEABLE entrance hall, 20ft lounge, 19ft kitchen diner, Three double bedrooms ,bathroom, separate wc, front, side and rear gardens, 19ft DOUBLE GARAGE with parking for several cars and fitted SOLAR PANELS to the roof. There is also further scope and potential MULTIFUNCTIONAL usage to extend the current property (stpp). To fully appreciate this WONDERFUL home an internal and external inspection is highly recommended. No upward chain. CALL TO VIEW.

- Bungalow
- Front ,side and rear gardens
- 20ft Lounge
- Solar Panels
- Corner Plot
- Three Double Bedrooms
- sizeable entrance hall
- 19ft Kitchen/Diner
- Must Be Viewed
- Double Garage

FULL DESCRIPTION

ENTRANCE PORCH

ENTRANCE HALL
 18'0" x 8'0" (5.49 x 2.44)

CLOAKROOM
 5'0" x 2'0" (1.52 x 0.61)

LOUNGE
 20'0" x 13'0" (6.1 x 3.96)

KITCHEN/DINER
 19'0" x 10'0" (5.79 x 3.05)

BEDROOM 1
 14'0" x 9'0" (4.27 x 2.74)

BEDROOM 2
 11'0" x 9'0" (3.35 x 2.74)

BEDROOM 3
 10'0" x 8'0" (3.05 x 2.44)

BATHROOM
 6'0" x 6'0" (1.83 x 1.83)

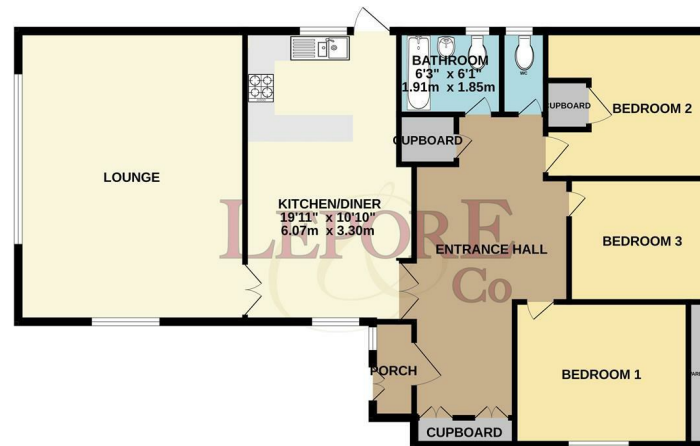
FRONT AND SIDE GARDEN

REAR GARDEN

DOUBLE GARAGE
 19'0" x 17'0" (5.79 x 5.18)



GROUND FLOOR
 1187 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used to assist the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrepx 02023

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

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