



Totnes Close | | Bedford | MK40 3AX

£335,000

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A SUPER Three bedroom mid terraced property which has been BEAUTIFULLY maintained by the current owner and ideally situated in the HIGHLY REGARDED and sought after area known as DEVON PARK. The main highlights include entrance hall, 24ft Lounge/Diner, kitchen/breakfast room, Three SIZEABLE bedrooms, upstairs bathroom, front and rear gardens, off road parking for two vehicles and garage to rear. All local amenities are close by along with Russell Park, the stunning Riverside Embankment, Priory Marina, Bedford Town Centre and the Historic Bedford Park all within close proximity. An internal and external viewing is recommended. CALL TO VIEW.

- TERRACED
- THREE BEDROOMS
- KITCHEN BREAKFAST ROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- DESIRABLE LOCATION
- 24ft LOUNGE DINER
- UPSTAIRS BATHROOM
- GARAGE
- CALL TO VIEW

Entrance Hall

Double glazed door to front, stairs rising to first floor, under stairs cupboard built in cupboard.

Lounge / Diner

24'5 x 13' narrowing to 10'1 (7.44m x 3.96m narrowing to 3.07m)

Double glazed window to front double glazed patio doors to rear.



Situated in this ever popular and sought after development ideally positioned with easy access to Bedford park, Russell Park, Priory Marina and Bedford Town Centre.



Kitchen/breakfast room

10'7 x 8'6 (3.23m x 2.59m)

Built in four ring gas hob with extractor hood over and oven under, plumbing for washing machine, base and wall mounted units, wall mounted boiler, plumbing for dish washer double glazed window and door to rear.

Landing

Access to loft void, airing cupboard, doors to main rooms.

Bedroom 1

11'10 x 10'10 (3.61m x 3.30m)

Double glazed window to front fitted wardrobes.

Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

Double glazed window to rear.

Bedroom 3

8'11 x 7'11 (2.72m x 2.41m)

Double glazed window to front Built in cupboard.

Bathroom

7'9 x 5'5 (2.36m x 1.65m)

Three piece suite comprising bath with wall mounted shower, Pedestal wash hand basin, low level WC, inset spotlighting double glazed window to rear.

Front Garden

Laid to lawn, flower and shrub borders, pathway leading to front door.

Rear Garden

Laid to lawn with flower and shrub borders , wood panel fence surround, water tap. wood decking, double gated access to rear.

Garage

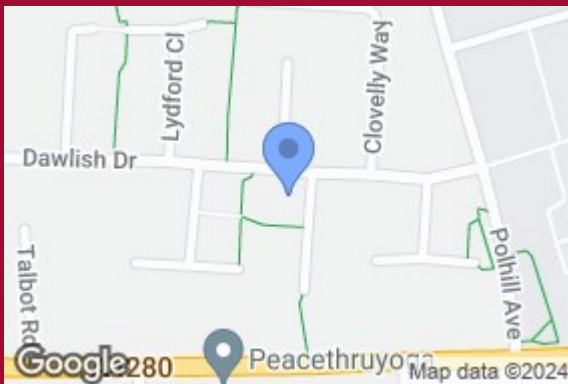
Up and over style door with door to rear. additional parking for two vehicles in front of the garage and gated access.

TENURE

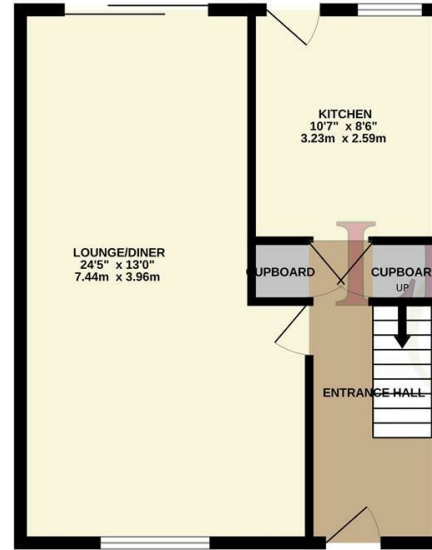
FREEHOLD

TAX BAND

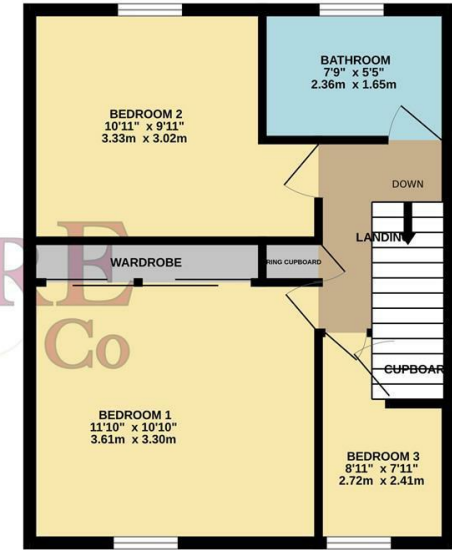
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GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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			
(12 plus) A			
(91-91) 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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