



Alburgh Close | | Bedford | MK42 0HE

Asking Price £260,000

LEPORE
Co

Alburgh Close |
Bedford | MK42 0HE
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A SIZEABLE Two Bedroom Semi detached property ideally situated south of the river enjoying all local amenities and superb access links and Bedford town center close by.

This property would make a perfect investment buy to let or first purchase to get onto the property ladder. The main highlights include entrance hall , 19ft LOUNGE/DINER , 12ft Kitchen overlooking the garden, 2 well proportioned bedrooms, upstairs bathroom, PRIVATE rear garden, parking and GARAGE.

to fully appreciate this home an internal and external viewing is definitely recommended.

CALL TO VIEW. No upward chain.

- SEMI DETACHED
- TWO BEDROOMS
- 19ft LOUNGE/DINER
- KITCHEN OVER LOOKING REAR GARDEN
- UPSTAIRS BATHROOM
- PARKING
- GARAGE
- REAR GARDEN
- MUST BE VIEWED
- NO UPWARD CHAIN
- ENTRANCE HALL
- BATHROOM
- LOUNGE/DINER
- FRONT GARDEN
- 19'3 x 12ft (5.87m x 3.66mft)
- REAR GARDEN
- KITCHEN
- GARAGE
- 12' x 7'2 (3.66m x 2.18m)
- TENURE
- LANDING
- TAX BAND
- BEDROOM 1
- 12' x 11'1 (3.66m x 3.38m)
- BEDROOM 2
- 12' x 8'6 (3.66m x 2.59m)



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 is given to their operability or efficiency can be given.
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