



Hereford Road | | Bedford | MK42 0RP

Asking Price £185,000

LEPORE
Co

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An EXCELLENT opportunity has arisen to purchase this WONDERFUL and SPACIOUS two bedroom first floor flat ideally situated and offering SUPERB accommodation throughout within easy reach of all local amenities, bus stops, Bedford town center and near by southern by pass link to A1/M1. The property has been well maintained by the current owners and the main highlights include hallway, 16ft lounge/diner with access to BALCONY with impressive views to front aspect, , kitchen, bathroom, two double bedrooms, and PRIVATE rear garden. To fully appreciate this SUPER home an internal and external viewing is strongly recommended. CALL TO VIEW.

- FIRST FLOOR FLAT
- BALCONY WITH A VIEW
- BATHROOM
- PRIVATE REAR GARDEN
- TWO DOUBLE BEDROOMS
- 16ft LOUNGE/DINER
- KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MUST BE VIEWED

ENTRANCE HALL

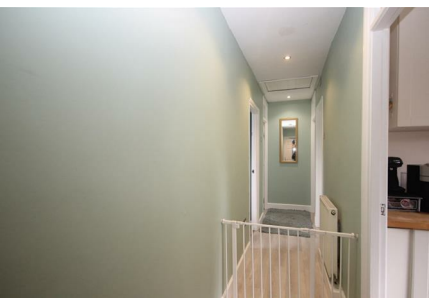
Door to side, hallway leading to main room, inset spotlighting.

LOUNGE/DINER

16'3 x 10'10 (4.95m x 3.30m)

Double glazed window to front, double glazed door leading to balcony.





KITCHEN

11'7 x 6'1 (3.53m x 1.85m)

Double glazed window to rear, built in four ring gas hob with extractor hood over and drawers under, base and wall mounted units, built in oven with cupboards over and under, plumbing for washing machine, integrated dish washer, wall mounted boiler, recess for fridge freezer.

BEDROOM 1

12'4 x 10'6 (3.76m x 3.20m)

Double glazed window to front, fitted wardrobes.

BEDROOM 2

11'5 x 11 (3.48m x 3.35m)

Double glazed window to rear.

BATHROOM

7'1 x 6'3 (2.16m x 1.91m)

Three piece suite comprising paneled bath with wall mounted shower, low level WC, vanity wash hand basin, double glazed window to rear, heated towel rail.

OUTSIDE

Built in storage cupboard on first floor, further brick and wooden storage sheds leading to garden.

GARDEN

Patio area laid to lawn flower and shrub borders with mature hedge surround.

TENURE

LEASEHOLD

TAX BAND

A

GROUND RENT

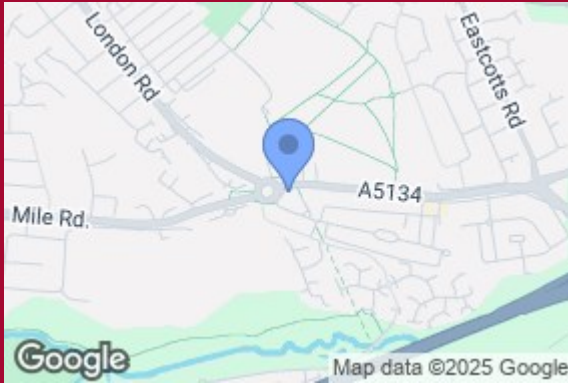
£10 p/a

SERVICE CHARGES

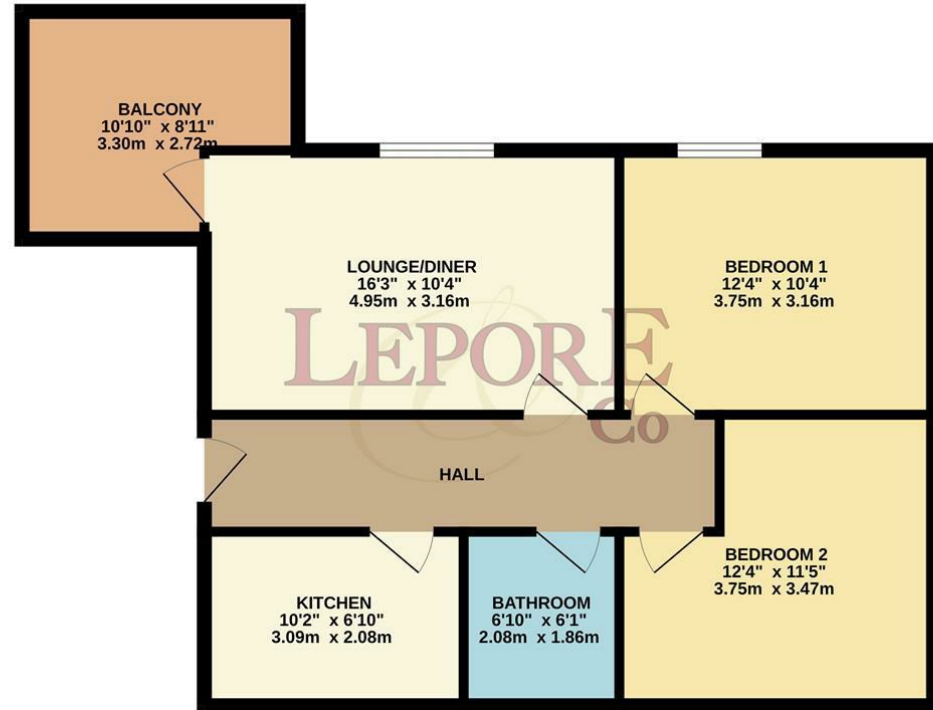
Approximately £400 p/a

LEASE REMAINING

86 years left on lease.

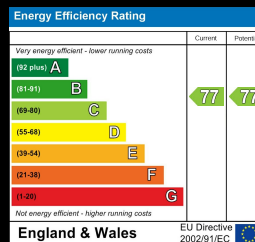


GROUND FLOOR 705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 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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