



Tiverton Road | | Bedford | MK40 3DL

Price Guide £365,000

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An EXCELLENT opportunity has arisen to purchase an EXTENDED three bedroom semi detached property ideally situated in this popular and highly regarded area known as Devon Park. The main benefits include entrance porch and hallway, 23ft LOUNGE /DINER, 20ft CONSERVATORY, kitchen/breakfast room, utility room, family bathroom, driveway providing AMPLE parking for several cars, LARGER THAN AVERAGE rear garden, outside WC, potential office/storage room and garage. The property is in need of minor refurbishment but is clean and tidy throughout. This lovely property would make a superb FAMILY HOME with all local amenities, near by parks and Bedford town center close by. To fully appreciate an internal and external viewing is strongly advised. CALL TO VIEW. NO UPWARD CHAIN.

- THREE BEDROOMS
- SIZEABLE ENTRANCE HALL
- 20ft CONSERVATORY
- UTILITY
- AMPLE PARKING
- SEMI DETACHED
- 23ft LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- WELL PROPORTIONED REAR GARDEN
- NO UPWARD CHAIN

**ENTRANCE PORCH**

7'8 x 1'11 (2.34m x 0.58m)

Double glazed doors leading to

**ENTRANCE HALL**

9'5 x 8'2 (2.87m x 2.49m)

Stairs rising to first floor, under stairs cupboard, doors to main rooms.

**LOUNGE/DINER**

23'3 x 12'0 (7.09m x 3.66m )

Gas fire, double glazed window to front, double glazed door to

**CONSERVATORY**

20'9 x 10'11 (6.32m x 3.33m)

Brick and double glazed construction, tiled flooring, double doors to rear and door to side, wall mounted electric heater.





A three bedroom semi detached property ideally situated in this ever popular and sought after area offering excellent accommodation throughout standing on a larger than average plot.



#### KITCHEN/BREAKFAST ROOM

11'2 x 9'11 (3.40m x 3.02m)

Built in four ring gas hob with oven under and extractor hood over, integrated dishwasher, base and wall mounted units, under stairs cupboard, door to

#### UTILITY ROOM

8'9 x 6'3 (2.67m x 1.91m)

(Irregular shaped room) Door to front, double glazed window and door to rear, base and wall mounted units plumbing for washing machine.

#### LANDING

Double glazed window to side, access to loft void, doors to main rooms.

#### BEDROOM 1

12'0 x 11'9 (3.66m x 3.58m)

Double glazed window to front.

#### BEDROOM 2

12'2 x 10'8 (3.71m x 3.25m)

Double glazed window to rear.

#### BEDROOM 3

8'1 x 7'11 (2.46m x 2.41m)

Double glazed window to front and side.

#### BATHROOM

8'5 x 8'1 (2.57m x 2.46m)

Four piece suite comprising bath with wall mounted shower, pedestal wash hand basin, bidet, low level WC, double glazed window to rear, airing cupboard housing hot water cylinder and wall mounted boiler.

#### FRONT GARDEN

Monobloc driveway providing ample parking for several cars, side access leading to garage and side door.

#### REAR GARDEN

Larger than average, laid to lawn, patio area, two raised areas part wood panel fence and mature hedge surround, water tap, veranda, green house.

#### OFFICE /STORAGE ROOM

9'11 x 8'5 (3.02m x 2.57m)

Brick built with power and lighting, double glazed window to side.

#### OUTSIDE/WC

8'0 x 3'7 (2.44m x 1.09m )

Brick built , two piece suite comprising low level WC, butler sink.

#### GARAGE

16'4 x 8'5 (4.98m x 2.57m )

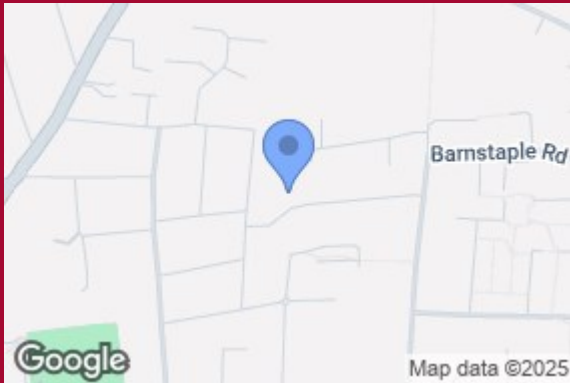
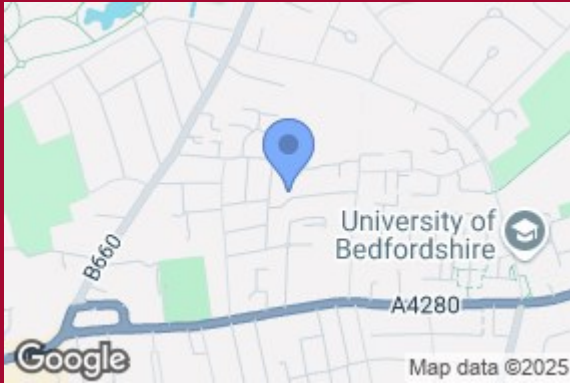
Up and over style door , with power and lighting, base and wall mounted units.

#### TENURE

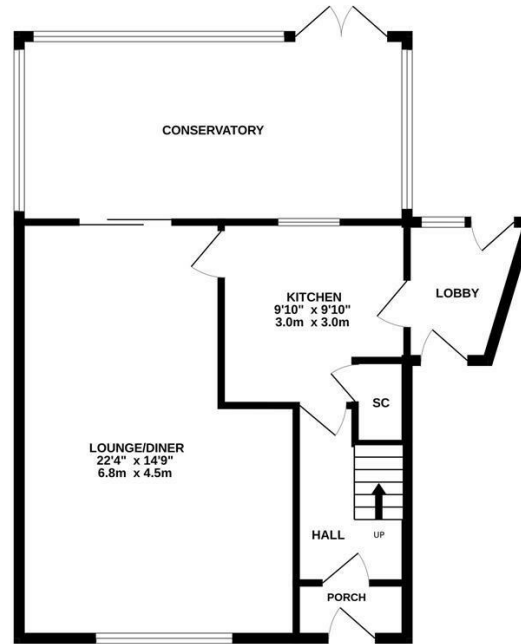
FREEHOLD

#### TAX BAND

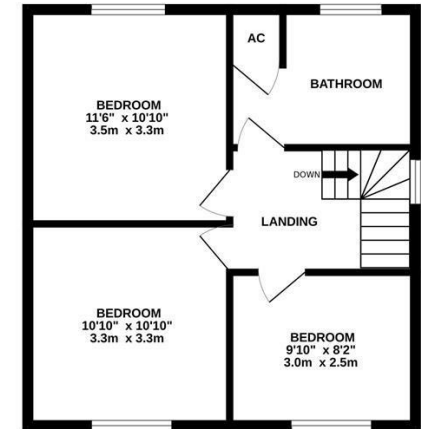
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GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.

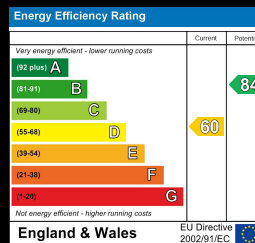


1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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