



Gratton Road | | Bedford | MK40 4EF

Price Guide £270,000

LEPORE  
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An EXTENDED and larger than average three bedroom END TERRACED property offering EXCELLENT accommodation throughout. The property is situated on the west side of Bedford with all local amenities, access links and Bedford Town Center within easy reach. The property highlights include Porch, hallway, 24ft LOUNGE/DINER, 18ft KITCHEN/BREAKFAST ROOM, rear lobby, down stairs bathroom with three SIZEABLE bedrooms upstairs. There is a covered veranda outside with a court yard and shed to rear. A viewing is highly recommended. CALL TO VIEW.

- END TERRACE
- THREE BEDROOMS
- 24ft LOUNGE /DINER
- DOWNSTAIRS BATHROOM
- VERANDER
- ENTRANCE PORCH
- ENTRANCE HALL
- LOUNGE/DINER  
24'10 x 10'2 (7.57m x 3.10m)
- KITCHEN/BREAKFAST ROOM  
18'8 x 7'11 (5.69m x 2.41m)
- REAR LOBBY
- BATHROOM  
7'5 x 7'1 (2.26m x 2.16m)
- LANDING
- EXTENDED
- PORCH AND HALLWAY
- 18ft KITCHEN/BREAKFAST ROOM
- COURTYARD
- MUST BE VIEWED
- BEDROOM 1  
12'10 x 10'5 (3.91m x 3.18m)
- BEDROOM 2  
11'5 x 7'11 (3.48m x 2.41m)
- BEDROOM 3  
9'1 x 8'0 (2.77m x 2.44m)
- FRONT GARDEN
- REAR GARDEN
- TENURE
- TAX BAND



GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>53</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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