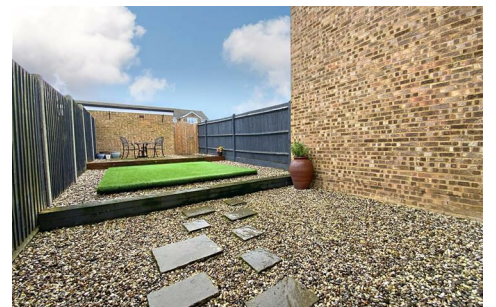




**Mowbray Close, Bromham, Bedford, MK43 8LF**  
**Offers over £280,000 Freehold**



Introducing this superb three bedroom terraced home situated in the ideal sought after village of Bromham. The property briefly comprises of an entrance hall, kitchen, lounge/diner and a ground floor bathroom. On the first floor there are 3 bedrooms with the option to install an ensuite should you choose to. On the outside, a mature front garden with bush and shrubs and a low maintenance rear garden with an AstroTurf lawn area and paved patio which is all enclosed by timber fencing leading to the single garage. Further benefits include gas radiator central heating and double glazing. This is a fantastic first time or investment purchase and viewings are highly recommended.

### Entrance Hall

### Kitchen

8'4 x 6'11 (2.54m x 2.11m)

### Bathroom

8'4 x 4'11 (2.54m x 1.50m)

### Lounge/Diner

14'6 x 9'11 (4.42m x 3.02m)

### Stairs to First Floor Landing

### Bedroom 1

12'0 x 8'8 (3.66m x 2.64m)

### Bedroom 2

13'1 x 7'10 (3.99m x 2.39m)

### Bedroom 3

10'2 x 6'8 (3.10m x 2.03m)

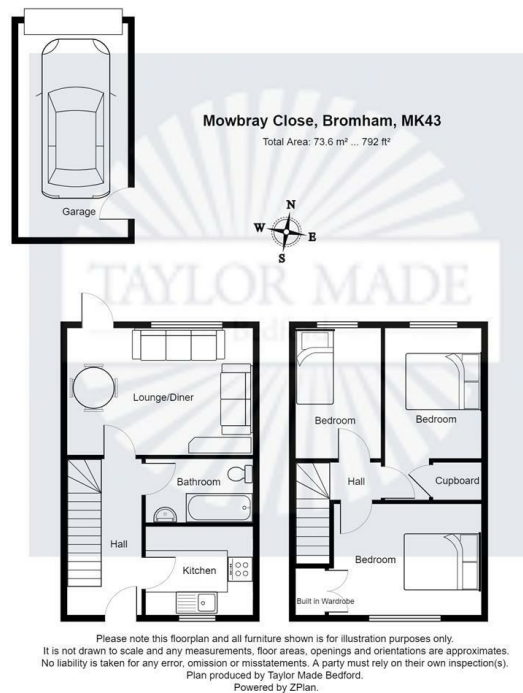
### Front & Rear Garden

### Garage

### Bromham, Beds

Bromham is considered to be one of Bedford's most highly prized villages and boasts many beautiful listed buildings and open spaces. Located just to the west of Bedford, Bromham is approximately 2 miles from Bedford Train station which offers transport into Luton in 20 minutes, London St Pancras in under 40 minutes and beyond. Bromham also serves commuters well with direct access to the A428, the M1 J14 and 13 going north and south bound and also to the A1M. Bromham village offers a water mill and a medieval bridge over the River Great Ouse. Local facilities include public houses/restaurants, a village church, lower school, doctors surgery and a Budgens superstore.

Council Tax: Bedford Borough C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Interest	Current	Interest
84	68	A	B
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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