



Broad Mead Avenue, Great Denham, Bedford, MK40 4SA
£270,000 Freehold



Introducing this well presented 2 bedroom mid terraced property located in this desirable location in Great Denham.

This fantastic property is an ideal starter home or investment opportunity and just a short walk from the local amenities, schools and country park. The property comprises of an entrance hall, cloakroom and a spacious open plan lounge/dining/kitchen area with integrated appliances. On the 1st floor, master bedroom with fitted wardrobe, a further double bedroom with storage cupboard and a family bathroom. Outside provides an enclosed rear south facing garden, allocated parking and also the added benefit of a single garage under a coach house. The property is well placed for commuters with access to the A421, A428, A6 and the M1/A1 link roads. One not to be missed, viewings are highly recommended.

Entrance Hall

Cloakroom

Kitchen Area

10'7 x 6' (3.23m x 1.83m)

Open Plan Lounge/Diner

13'9 x 13'3 (4.19m x 4.04m)

Stairs to 1st Floor Landing

Master Bedroom With Fitted Wardrobe

13'4 x 11'2 (4.06m x 3.40m)

Bedroom 2

11'1 x 9' (3.38m x 2.74m)

Family Bathroom

Enclosed Rear Garden

Garage Under Coach House

Driveway to Rear

Service Charges

Open Space Management Charge £120 per annum

Management Agent For Parking Area £240 per annum

Great Denham

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

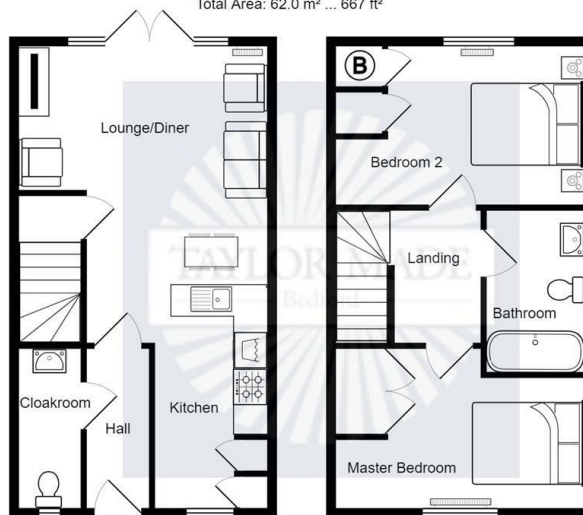
Council Tax: Bedford C

Broad Mead Avenue, Great Denham, MK40 4SA

Total Area: 62.0 m² ... 667 ft²

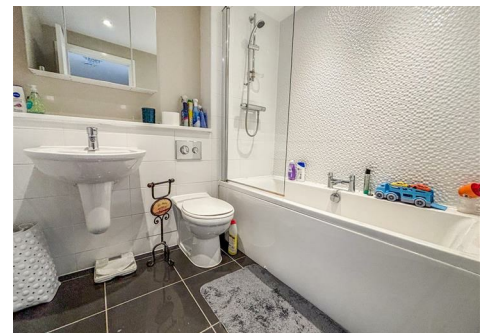


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	96	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

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.



Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

