



Brooklands Avenue, Wixams, Bedford, MK42 6AX
£270,000 Freehold



A superb 2 double bedroom mid terraced property ideally located within walking distance of all local amenities in the popular development of Wixams. This well presented property briefly comprises an entrance hall, cloakroom, a modern kitchen with fitted appliances and a light and airy lounge/dining room with French patio doors leading out to the garden. Upstairs you will find 2 double bedrooms and a bathroom. Outside there is an enclosed Westerly facing garden with a patio seating area and gated access leading out to an allocated parking space in the parking courtyard. An ideal first time home or investment opportunity, viewings are highly recommended.

Entrance Hall

Cloakroom

Lounge/Dining Room

14'8 x 12 (4.47m x 3.66m)

Kitchen

9'8 x 5'3 (2.95m x 1.60m)

Landing

Bedroom 1

12' x 8'4 (3.66m x 2.54m)

Bedroom 2

12'1 max x 8'8 (3.68m max x 2.64m)

Bathroom

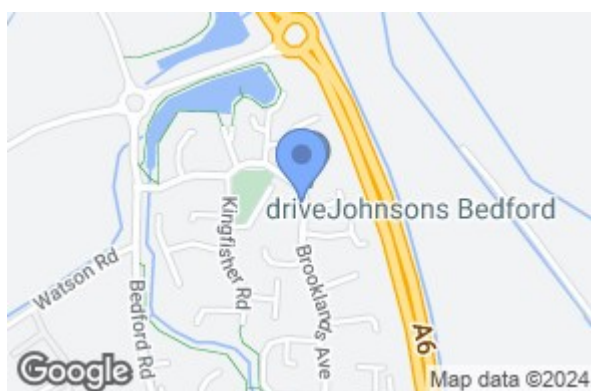
Rear Garden

Parking Space

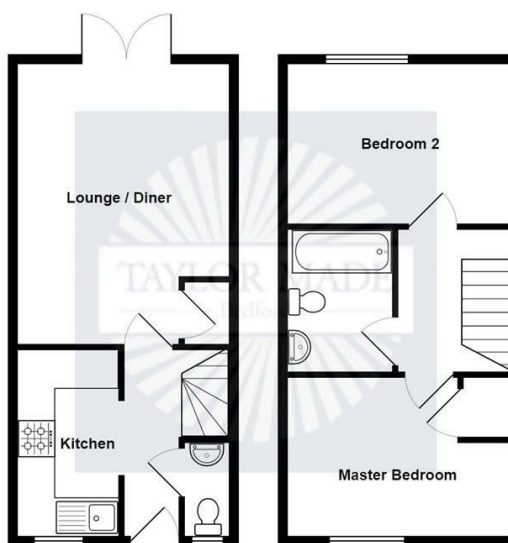
Wixams

Wixams is relatively new village being just over 10 years old and is adjacent to Wilstead located along the A6 corridor between Bedford & Luton. It offers many facilities to include a supermarket, a garden centre, community centres, sporting pitches and children's play areas. The area has over 300 acres of green open space, parkland plus cycle routes and pathways. The main railway is located in Bedford offering fast direct trains to St Pancras and Kings Cross with stops for Luton Airport. The M1/A1 southern bypass link is within easy access offering excellent transport links.

Council Tax: Bedford Borough C



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Ground Floor

First Floor

Total Area: 57.0 m² ... 614 ft²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
95	80	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	

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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