



Boteler Gardens, Bedford, MK42 0NG
Guide price £260,000 Freehold



Offering an excellent investment opportunity or first time buy project this 3 bedroom semi detached home is offered with immediate vacant possession and benefits from gas to radiator central heating and a full width conservatory to the rear.

The accommodation briefly comprises, entrance lobby, cloakroom, lounge/diner, kitchen, utility area, conservatory, 3 bedrooms, shower room, low maintenance gardens to front and rear and single garage to rear. The property also has solar panels which feed into the household electric.

Phone today for your appointment to view.

Entrance Lobby

Cloakroom

Sitting Room / Diner

15'2 x 12'7 / 10'6 x 10'2 (4.62m x 3.84m / 3.20m x 3.10m)

Conservatory

10'4 x 7'3 (3.15m x 2.21m)

Kitchen

10'2 x 8'4 (3.10m x 2.54m)

Utility Room

7'4 x 6'6 (2.24m x 1.98m)

1st Floor Landing

Bedroom 1

12'6 x 10'3 (3.81m x 3.12m)

Bedroom 2

13'0 x 8'6 (3.96m x 2.59m)

Bedroom 3

9'8 x 6'4 (2.95m x 1.93m)

Shower Room

Outside:

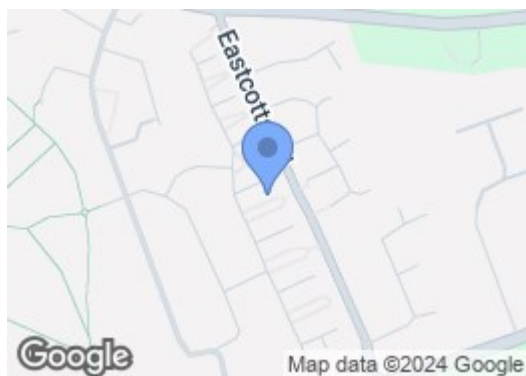
Front & Enclosed Rear Gardens

Single Garage

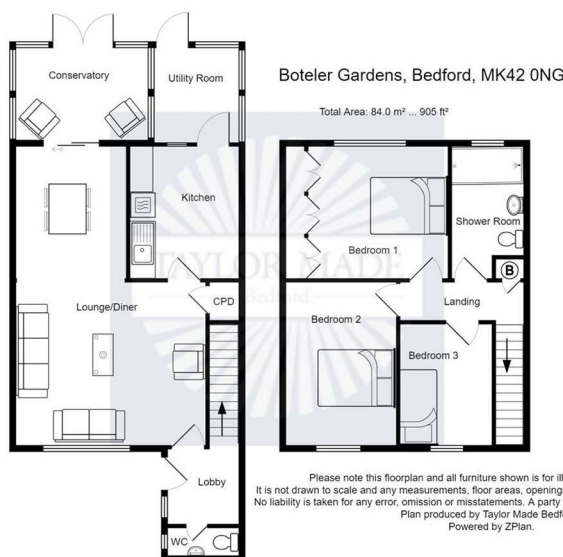
Bedford

Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

Council Tax: Bedford C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
81	86		



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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