









Welcome to

Southern Cross, Wixams Bedford

William H Brown are proud to present this stunning three-bedroom end of terraced home in the sought after area of Wixams.













Hallway

Lounge/Diner

14' 6" x 12' 9" (4.42m x 3.89m) Laminate flooring, radiator, French doors to back. and door leading to the hallway.

Kitchen

19' 9" max x 6' 1" max (6.02m max x 1.85m max) Tiled flooring, gas cooker, extractor, fridge freezer, radiator and window to front aspect.

Hallway

Bedroom Two

12' 9" x 12' 4" (3.89m x 3.76m) Radiator and window looking out back.

Bedroom Three

11' 2" x 6' 3" (3.40m x 1.91m) Wood flooring, radiator and window looking out front.

Bathroom

6' 5" x 6' 3" (1.96m x 1.91m) Laminate flooring, radiator, bath & shower screen.

Hallway

Bedroom One

18' 4" max x 12' 9" max (5.59m max x 3.89m max) Built in wardrobes & storage cupboards to ceiling windows.

En-Suite

 $10' \times 9' \ 1'' \ (3.05 \text{m} \times 2.77 \text{m})$ Laminate flooring, toilet & sink, radiator, sliding door to shower and window.

Shower

4' 4" x 2' 8" (1.32m x 0.81m)

Garage

16' 4" x 8' 2" (4.98m x 2.49m)





Welcome to

Southern Cross, Wixams, Bedford

- Three double bedrooms
- En suite into the master bedroom
- Garage
- Private rear garden
- Allocated parking

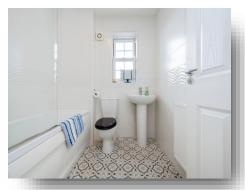
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£365,000







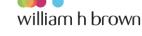


Please note the marker reflects the postcode not the actual property

View this property online williamhbrown.co.uk/Property/BFD105135



Property Ref: BFD105135 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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