









# Welcome to

# **Hickling Close, Bedford**

William H Brown are pleased to market this lovely three-bedroom end of terrace family home within the popular area of Queens Park in Bedford.













#### **Porch**

5' 7" x 4' 1" (1.70m x 1.24m) Frosted windows to front and side aspect

### **Living Room**

14' 9" x 13' 4" (4.50m x 4.06m)

Laminate flooring, windows to front and side aspect, chimney breast, radiator, double door leading to kitchen/diner

## Kitchen/Diner

14' 9" x 13' 1" (4.50m x 3.99m)

Laminate flooring, windows to rear aspect, wall & base units, work surface, built-in oven, extractor fan, washing machine, French doors leading to rear garden

#### Landing

Window to side aspect

#### **Bedroom One**

14' 3" x 8' 9" (4.34m x 2.67m)

Laminate flooring, built-in wardrobe and cupboards, radiator, window to front aspect

#### **Bedroom Two**

12' 5" max x 8' 9" max (3.78m max x 2.67m max) Laminate flooring, radiator, window to rear aspect

#### **Bedroom Three**

14' 1" x 5' 9" (4.29m x 1.75m)

Laminate flooring, radiator, window to front aspect

#### **Bathroom**

7' 3" x 5' 6" (2.21m x 1.68m)

Laminate flooring, white suite, panelled bath and shower attachment, hand wash basin, WC, chrome ladder style towel rail, frosted window to rear aspect

#### Garage

17' 2" x 8' 9" (5.23m x 2.67m) Window to rear aspect





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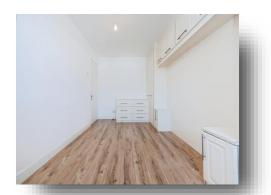
## **Hickling Close, Bedford**

- THREE-BEDROOM
- END OF TERRACE
- PRIVATE GARDEN
- OFF STREET PARKING
- LOCAL AMENITIES

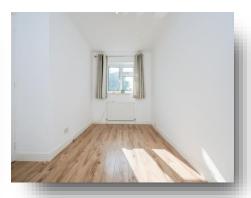
Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £280,000









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Property Ref: BFD105364 - 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 cannot 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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