



# Hancock's Estates

*With you every step of the way*



**33 Bedford Road, Bedford, MK44 3PP**  
**£300,000 Freehold**









# 33 Bedford Road Bedford, MK44 3PP

- Mature Terrace Cottage
- Three Bedrooms
- Separate Reception Rooms
- Wood Burning Stove and Open Fireplace
- Approximate 4.4 Mile Drive to Sandy Station
- Attractive Paddock Views to Rear
- Superb 85ft Landscaped Rear Garden
- Cloakroom and First Floor Bathroom
- Refitted Kitchen
- Various Village Amenities

# BEAUTIFULLY PRESENTED COTTAGE # THREE BEDROOMS # TWO RECEPTION ROOMS  
# REFITTED KITCHEN # CLOAKROOM # FIRST FLOOR BATHROOM # STUNNING 85FT  
GARDEN AND VIEWS # NUMEROUS VILLAGE AMENITIES #

**£300,000 Freehold**



**Living Room** 12'7" into bay x 10'11" (3.84m into bay x 3.33m)

**Dining Room** 11'6" x 10'11" (3.51m x 3.33m)

**Cloakroom**

**Kitchen** 19'9" x 6'11" max (6.02m x 2.11m max)

**Landing**

**Bedroom 1** 12'8" max x 10'5" max (3.86m max x 3.18m max)

**Bedroom 2** 9'10" max x 8'3" (3.00m max x 2.51m)

**Bedroom 3** 10'6" x 6'11" (3.19m x 2.10m)

**Bathroom** 8'8" x 6'6" (2.63m x 1.98m)

**Outside**

A wonderful landscaped, attractive and well maintained 85ft rear garden offers various relaxing, seating areas, plus greenhouse and timber store / workshop, all backing onto paddock land offering idyllic views.







### About The Area

The village of Willington is located to the west of the A1 and east of the A421 giving easy access to some major road links with Sandy train station only an approximate 4.4 mile drive away. The pleasant village offers attractive riverside walks, nearby Danish Camp with Restaurant, coffee shop and bar, 'Frosts' garden centre, village Pub / Restaurant, additional garden centre / plant shop, antique store, a well-regarded 'fruit and veg' Farm Shop is within walking distance and the immediately convenient Post Office / local store, adjacent. The more major brand names at the Biggleswade A1 retail park are accessible within an approximate 9 mile drive or central Bedford in less than 5 miles.

### Agents Notes

Council Tax Band: B £1,736.54 (2024-2025)

Worcester combination boiler located in kitchen cupboard / store, fitted in July 2021 and last serviced 10/06/2024 (Five year British Gas warranty till July 2026)

Stove fitted in March 2021.

Stove and open fireplace professionally swept on 18th September 2023.

### Precise Location

what3words: arts.repay.meal

### Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

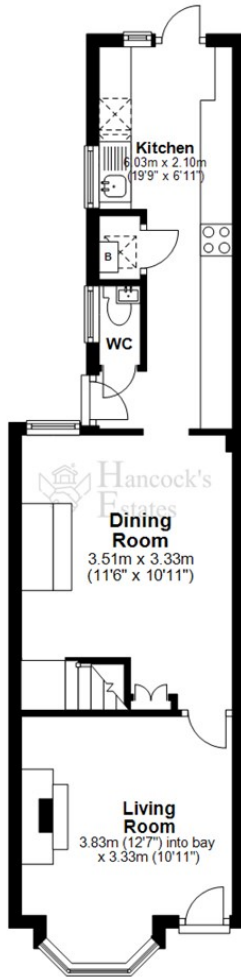




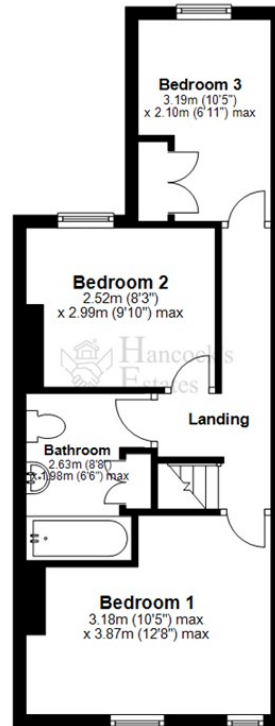




**Ground Floor**  
Approx. 38.8 sq. metres (417.3 sq. feet)

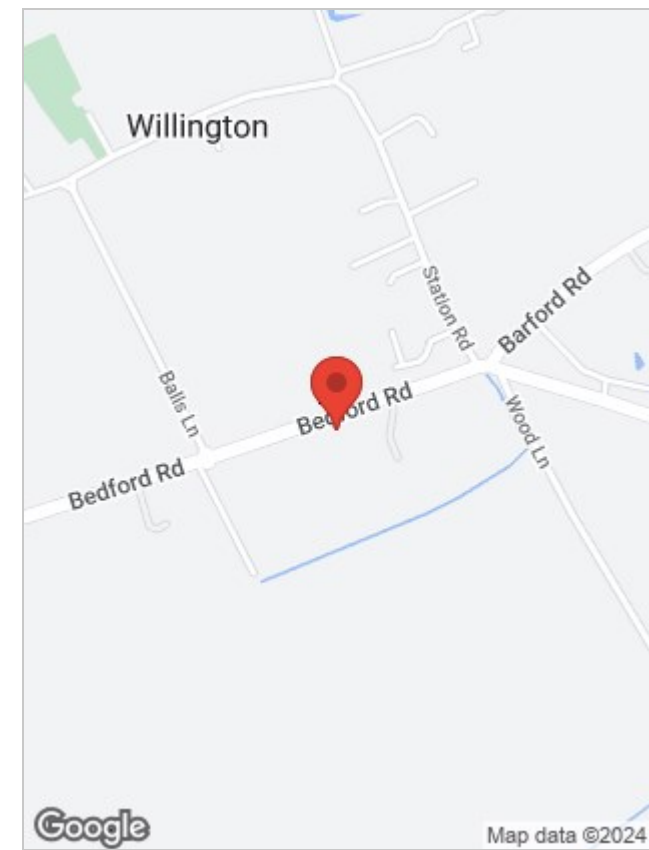


**First Floor**  
Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 75.4 sq. metres (811.6 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.  
Plan produced using PlanUp.



For GPS direction please follow **MK44 3PP**

**Viewing**

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	