



Hancock's Estates
With you every step of the way



9 Boxgrove Priory, Bedford, MK41 0TQ
£250,000 Freehold





9 Boxgrove Priory Bedford, MK41 0TQ

- Superb First Time Buy
- Approx. 10 Mile Drive to The New Universal Studios
- Two Bedrooms
- Shower Room
- Gas Radiator Heating
- Double Glazing
- Parking To Front
- Low Maintenance 29ft Garden
- Close to Amenities and Attractions
- No Forward Chain

Within an approximate 10 mile drive of the future Universal Studios site, this well presented two bedroom home makes an excellent first time buy or investment purchase, with the benefit of no onward chain.

Accommodation comprises living room, kitchen / dining room, two bedrooms and white, three piece shower room.

To the front is an allocated parking area and to the rear, a 29ft enclosed, low maintenance garden.



Living Room	14'5" x 12'10" (4.39m x 3.90m)
Kitchen/Dining Room	12'10" x 8'8" (3.91m x 2.64m)
Landing	
Bedroom 1	12'10" x 10'0" (3.91m x 3.05m)
Bedroom 2	11'1" x 6'2" (3.37m x 1.89m)
Shower Room	
Garden	29ft x 14ft (8.84mft x 4.27mft)
Outside tap, rear gated access.	

Parking to Front

Agents Notes
Council Tax Band C (£2077.20 - 2025/2026)
Gas boiler last service: 28/08/2024

About The Area
A vast array of local attractions, amenities, river and lakeside walks within walking distance.



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.

Precise Location: what3words

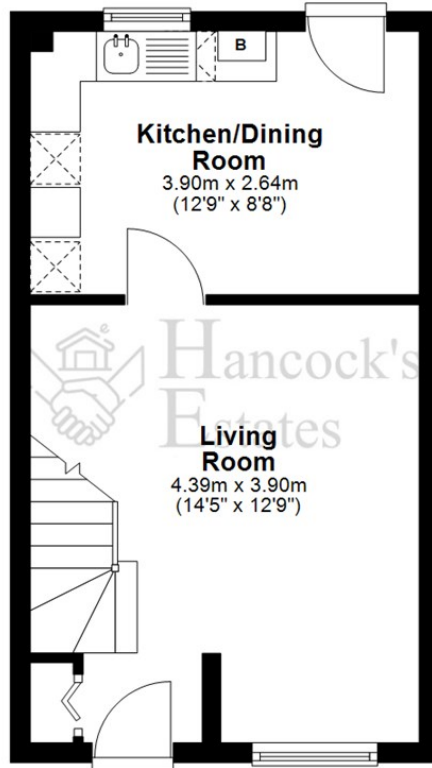
[reveal.trader.caring](https://www.what3words.com/reveal/trader/caring)





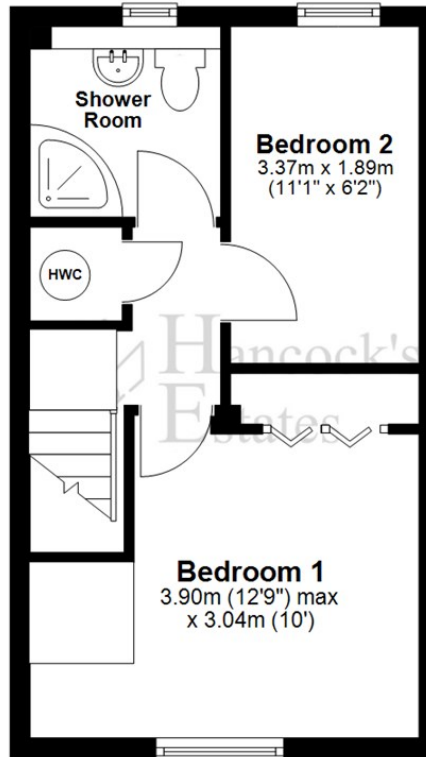
Ground Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



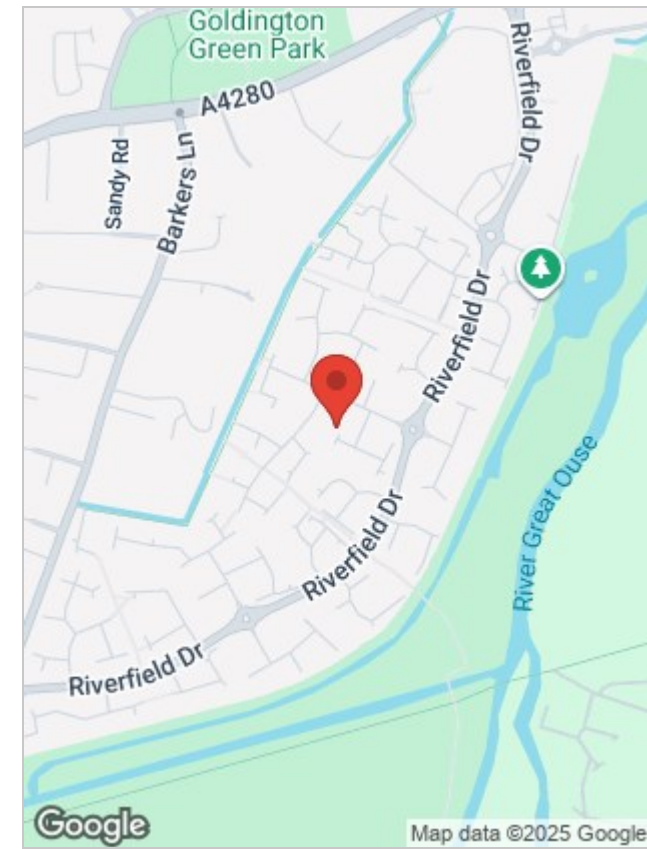
First Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 56.2 sq. metres (605.2 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 **MK41 0TQ**

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) A		89
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC