



Chapel Field, Bedford, MK44 3JP
£270,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****EXTREMELY WELL PRESENTED
THREE BEDROOM FAMILY HOME IN
EVER POPULAR RIVERSIDE VILLAGE
LOCATION*****

We are delighted to offer for sale this lovely three bedroom terraced home, situated on the outskirts of the village and within close proximity to all of the local amenities.

The property benefits from an open plan kitchen/ dining room and a spacious lounge offering direct access out to the low maintenance rear garden, in addition to a ground floor cloakroom, three good size bedrooms, a re-fitted family bathroom, an enclosed garden and a single garage with parking.

Entrance Via

Entrance Hall
15'6 x 5'10 (4.72m x 1.78m)

Cloakroom
4'4 x 2'7 (1.32m x 0.79m)

Kitchen/ Dining Room
15'6 x 9'0 (4.72m x 2.74m)

Lounge
15'1 x 11'7 (4.60m x 3.53m)

First Floor Landing
11'0 x 5'10 (3.35m x 1.78m)

Bedroom One
12'2 x 9'0 (3.71m x 2.74m)

Bedroom Two
11'9 x 9'0 (3.58m x 2.74m)

Bedroom Three
9'0 x 5'11 (2.74m x 1.80m)

Bathroom
6'9 x 5'10 (2.06m x 1.78m)

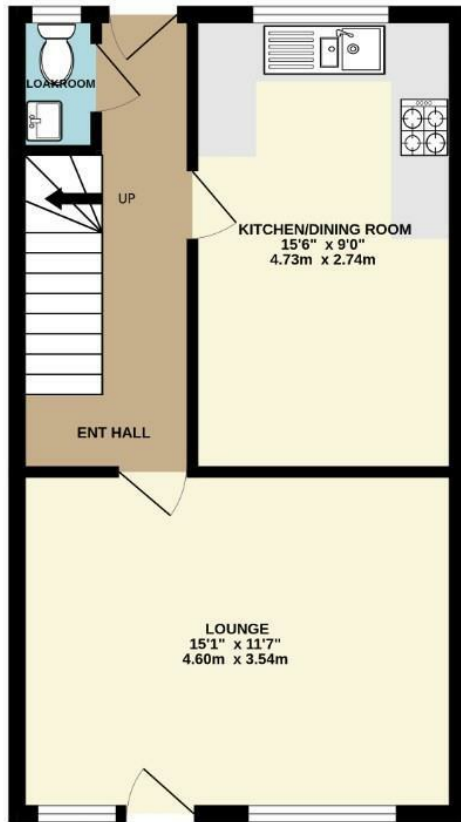




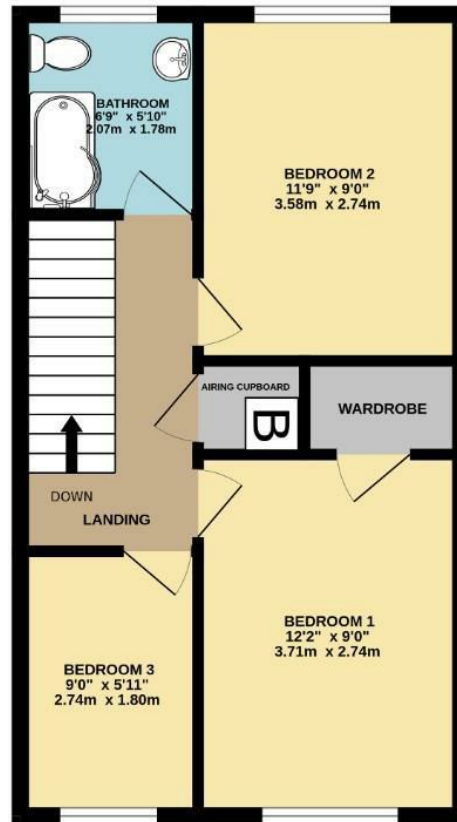
Rear Garden
Garage And Parking



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

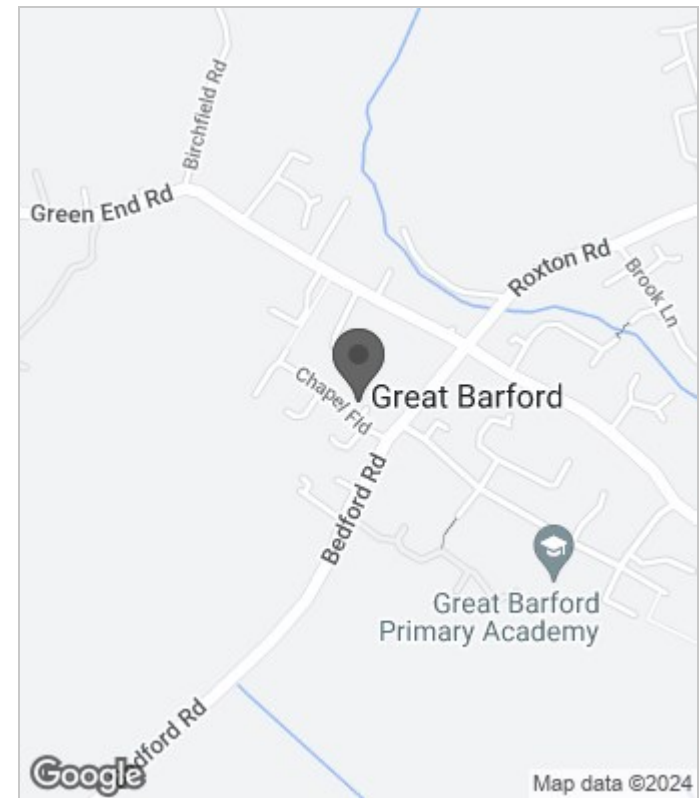


1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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

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