



CRANES

12 Broad Green, Cranfield, MK43 0JQ

£390,000



3



1



2





# 12 Broad Green

Bedford, MK43 0JQ

- THREE DOUBLE BEDROOMS
- DETACHED
- 1/3 ACRE PLOT
- REQUIRES SOME UPDATING
- NO UPPER CHAIN
- CHALET STYLE BUNGALOW
- NON-ESTATE LOCATION
- OFF ROAD PARKING
- GARAGE

A wonderful opportunity has arisen to purchase this rarely available three bedroom detached chalet style bungalow. Situated on a great plot of around a 1/3 of an acre and requiring a degree of internal modernisation, the property occupies an enviable, non-estate location overlooking Broad Green Park in the ever popular Bedfordshire village of Cranfield. The ground floor accommodation comprises of entrance hall, lounge, kitchen, dining room, conservatory, bedroom and bathroom. To the first floor are two further bedrooms with fitted wardrobes in between. To the front of the property is a gravel driveway providing off road parking and access to the garage and to the rear, a superb rear garden laid mainly to lawn with mature tree and shrub borders. The property is offered for sale with no upper chain and a viewing comes highly recommended.

£390,000



## ENTRANCE HALL

**LOUNGE** 19'3" x 10'11" (5.87 x 3.35)

**KITCHEN** 9'10" x 8'10" (3 x 2.71)

**DINING ROOM** 11'7" x 10'2" (3.54 x 3.1)

**CONSERVATORY** 10'2" x 8'3" (3.1 x 2.52)

**BEDROOM ONE** 11'11" x 9'10" (3.65 x 3.02)

**BATHROOM** 7'4" x 5'8" (2.24 x 1.73)

**BEDROOM TWO** 11'10" x 10'0" (3.62 x 3.06)

**BEDROOM THREE** 11'0" x 10'0" (3.37 x 3.05)









## Viewing

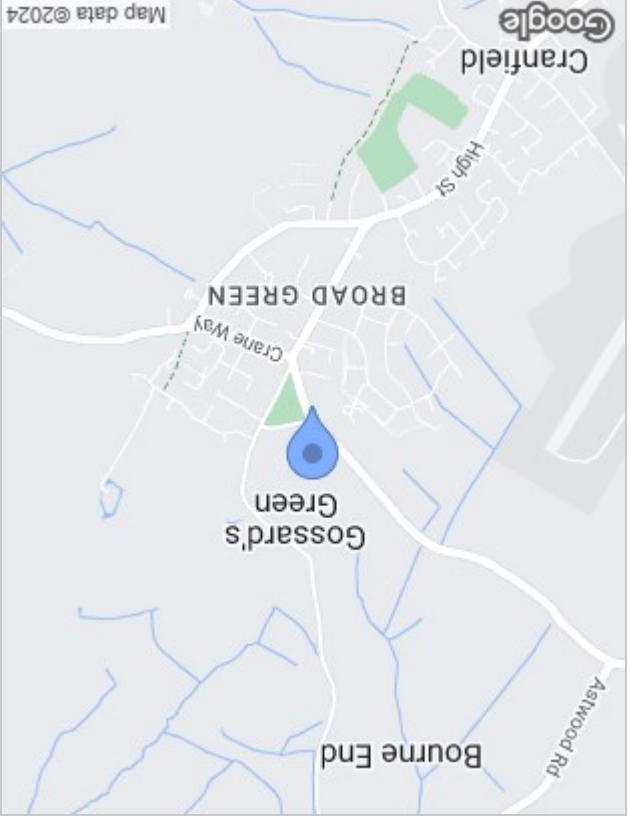
Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

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	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Renovated

EU Directive 2002/91/EC  
England & Wales

## Energy Performance Graph



## Location Map