



# CRANES

8 Gadsden Close, Cranfield, MK43 0HF

Offers Over £300,000







# 8 Gadsden Close

Bedford, MK43 0HF

- THREE BEDROOMS
- VERY WELL PRESENTED
- CONSERVATORY
- EDGE OF VILLAGE LOCATION
- IDEAL FTB
- SEMI DETACHED
- CUL-DE-SAC LOCATION
- SINGLE GARAGE
- PRIVATE GARDEN

We are delighted to be instructed to sell this extremely well presented three bedroom semi-detached property. Very pleasantly situated on the edge of the village in this popular cul-de-sac location, the property has been very well maintained over the years by the current owner and is an ideal first time purchase. Further benefits include a great size conservatory effectively providing an additional reception room and a single garage. The accommodation fully comprises of entrance hall, kitchen, lounge/diner, conservatory, three bedrooms and a family bathroom. The property has a landscaped front garden with a block paved driveway to the side providing off road parking for two vehicles and access to the single garage. To the rear is a low maintenance garden affording a high degree of privacy. An internal viewing is highly recommended.



## ENTRANCE HALL

**KITCHEN** 8'5" x 8'0" (2.57 x 2.45)

**LOUNGE/DINER** 14'11" x 13'8" (4.55 x 4.18)

**CONSERVATORY** 13'1" x 9'10" (4.01 x 3.02)

**BEDROOM ONE** 10'9" x 8'5" (3.28 x 2.57)

**BEDROOM TWO** 11'0" x 8'9" (3.37 x 2.67)

**BEDROOM THREE** 8'2" x 5'10" (2.49 x 1.79)

**FAMILY BATHROOM** 7'11" x 6'2" (2.43 x 1.88)















## 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.

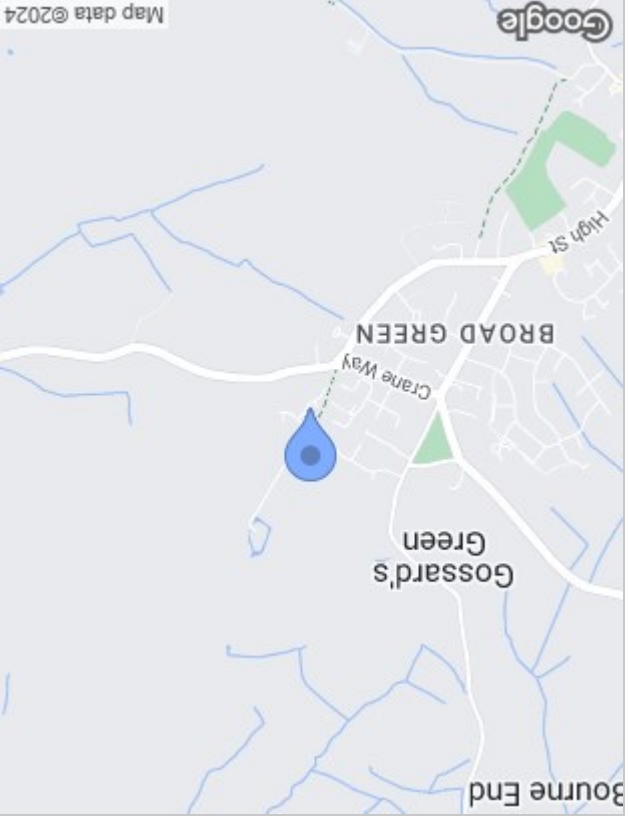
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

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Energy Efficiency Rating	
Current	Future
86	70
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs (2z plus) A (1z-3z) B (55-65) C (55-65) D (39-54) E (21-38) F (1-20) G	

## Energy Performance Graph



## Location Map