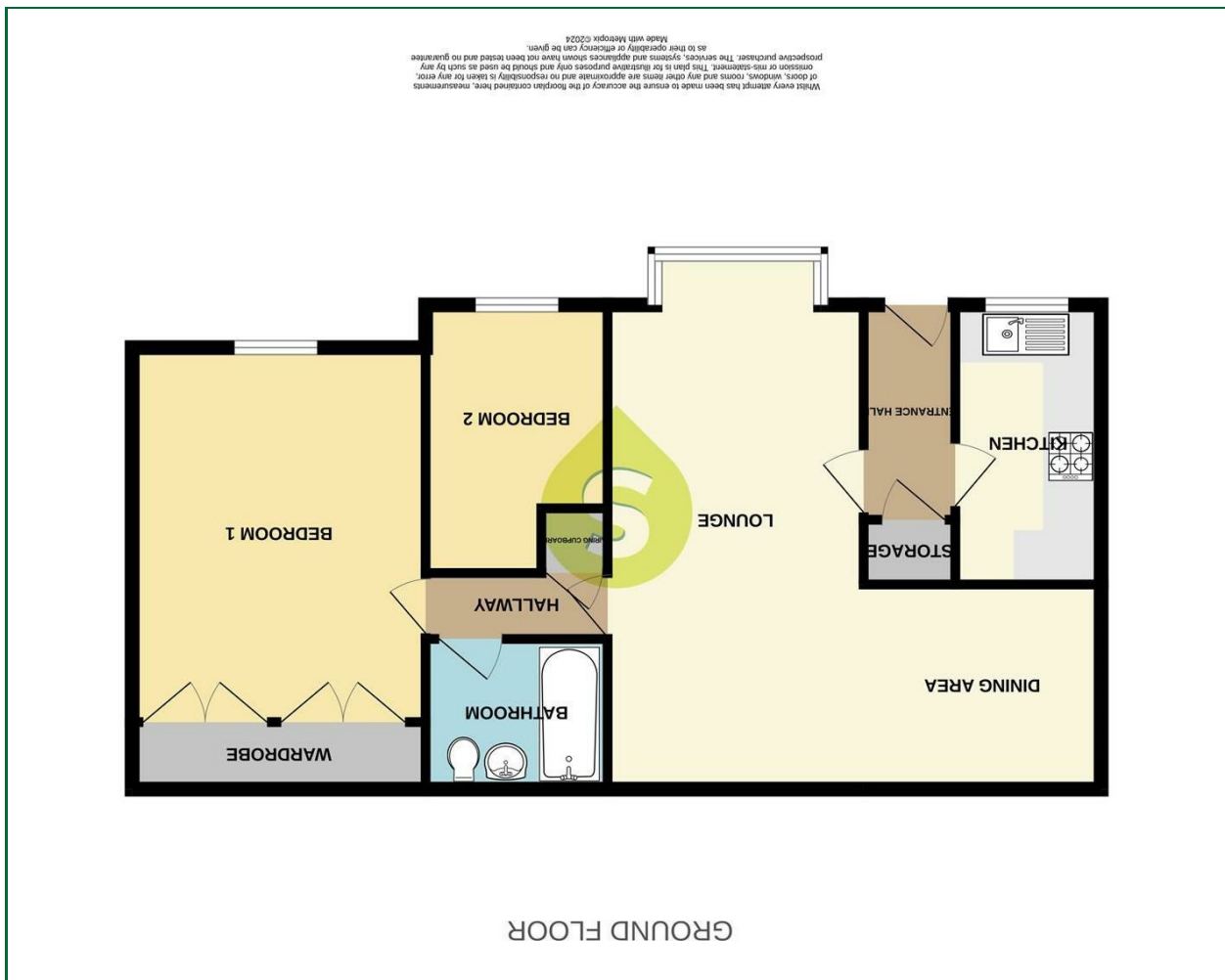




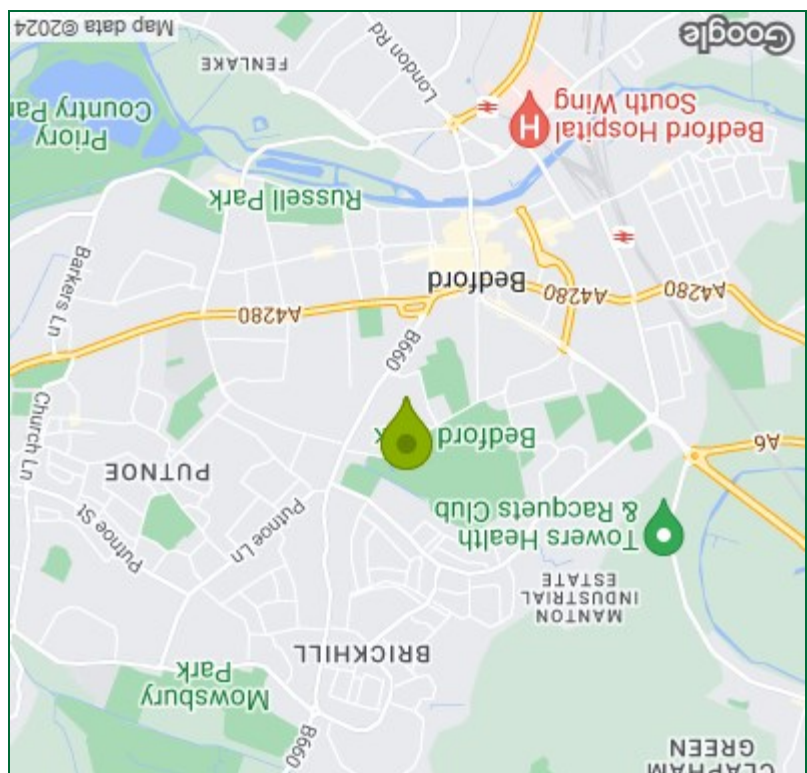
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

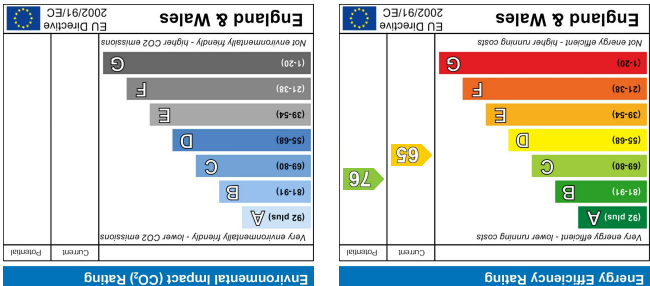
### Viewing



Floor Plan



Area Map



Energy Efficiency Graph



12 St Andrews Road,  
BEDFORD I  
£175,000



#### Entrance Hall

uPVC entrance door, doors to kitchen and lounge, cloaks cupboard.

#### Kitchen

11'1" x 9'4"

Range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob, tiled splashback, window to front, plumbing for washing machine.

#### Lounge

19'6" x 10'2"

Large lounge with box bay window to front, wall mounted electric heater, opening into:-

#### Dining Area

9'4" x 8'1"

Wall mounted electric heater.

#### Bedroom One

14'11" x 11'8"

Window to front, wall mounted electric heater, access to loft space, two double wardrobe with hanging rail and shelving.

#### Bedroom Two

10'9" x 7'3"

Window to front, electric heater.

#### Bathroom

White suite comprising of panel enclosed bath with wall mounted power shower, glass shower screen, low level w.c, pedestal wash hand basin, part tiled walls, extractor fan.



#### Communal Garden

Well maintained communal gardens with seating area.

#### Parking

Allocated parking space.

#### Agents Notes

Council tax band B.

Leasehold

Lease term 99 years from 1996.

Annual service charge £900.00.

Annual ground rent £100.00.

