



9 Ivel Close, Bedford, MK41 7EJ



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Bedford  
MK41 7EJ

Guide £275,000

Semi-detached home

Living/dining room

Kitchen

Study/hobbies room

Two bedrooms

Bathroom

Gas central heating

Enclosed rear garden

Freehold



- Council Tax Band B
- Energy Efficiency Rating D

Rarely available two bedroom home in a cul-de-sac location...



This is an excellent chance for a first time buyer or buy to let investor to purchase this two bedroom semi-detached home which is set in a cul-de-sac in the popular Brickhill area.

The property is offered in clean and tidy condition, but with scope for some improvements to be made.

On the ground floor the living/dining room runs from the front to the rear of the property, with the kitchen being located adjacent. Off the kitchen, there is a further area, ideal for use as a study or a hobbies room.

On the first floor there are two double bedrooms and a bathroom.

Heating is provided by a gas to radiator system and the windows are double glazed.

Outside to the front there is a low maintenance gravel area and to the rear there is a decent size south facing garden.

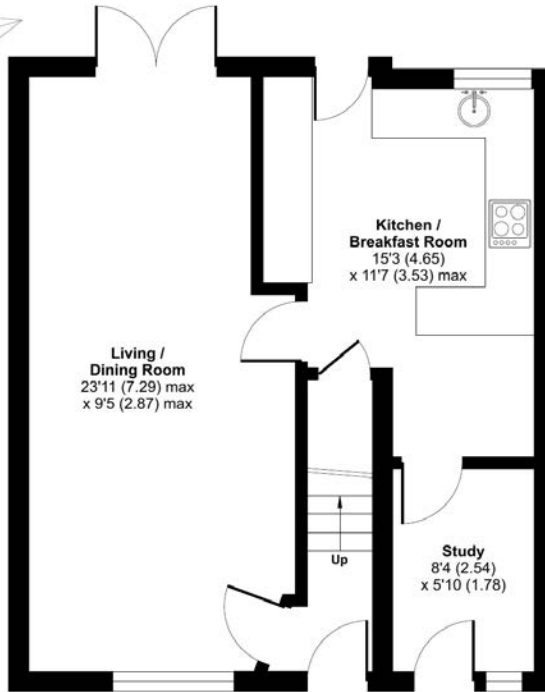
Located on Ivel Close, the property is very well positioned for local shops, schools and amenities. Bedford's town centre facilities which include the mainline railway are a short trip away.



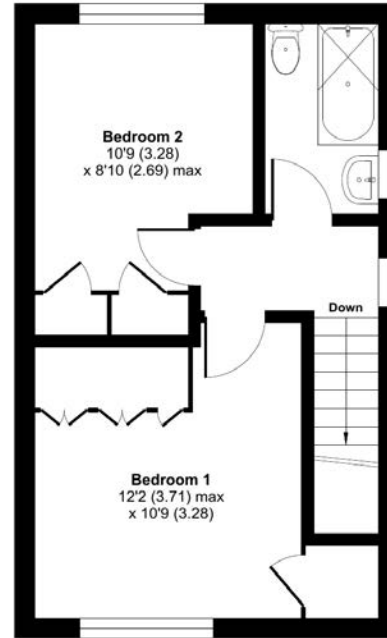
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Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Lane & Holmes. REF: 1101589

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