



**14 BRADGATE ROAD,  
BEDFORD, MK40 3DE**

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**FREEHOLD PRICE: £395,000**

## **EXTENDED 4 BEDROOM SEMI-DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMODATION AND IN A SOUGHT-AFTER AREA.**

A good opportunity to purchase this established, spacious, and well-presented 4 bedroom semi-detached property located on a quiet residential road within walking distance to the town centre. The property offers well balanced accommodation over 2 floors with potential to extend to the side aspect (stpp). The accommodation is as follows: Entrance hall, cloakroom, large lounge to the front with stone fireplace, spacious dining room - open plan to a family room with patio doors to the rear garden and a 3 year old modern kitchen breakfast room fitted in light oak eye and base level units with integrated double oven, induction hob and extractor, space for fridge freezer and plumbing for washing machine and dishwasher and a wealth of cupboard space. On the first floor: Master bedroom with a spacious double door cupboard, 1 further double bedroom, 2 generous single bedrooms and a refitted family shower room. Externally: Walled frontage with lawn and shrub borders, driveway leading to a good size single garage with power and light, private and well-tended side and rear gardens laid to lawn and patio with mature tree and shrub borders, shed and pergola. A well-presented solid family home in a sought after and non-estate location offered for sale with no upward chain. An in ternal inspection comes recommended.

[AGENTS NOTE, THERE IS GREAT SCOPE TO CONVERT THE SINGLE GARAGE INTO A FURTHER RECEPTION ROOM SUBJECT TO THE USUAL PLANNING CONSENTS.](#)

The property benefits from: Gas to radiator central heating via a combination boiler, UPVC double glazed doors and windows, light oak 3 year old modern fitted kitchen with integrated appliances, refitted shower room, UPVC soffits and facias and is offered for sale with no upward chain.

Bradgate Road is conveniently positioned just off Goldington Road and is within easy walking distance to the Bedford town centre offering extensive shopping facilities and the Castle Road area offering local amenities. The picturesque Embankment is a short distance away providing beautiful riverside walks. In the town centre, you will find the main bus station and on the western fringe of the town, the mainline railway station providing fast and frequent commuter links to London and the North. The property is in a good school catchment area for all age groups and is situated with easy access to the southern bypass providing links to the M1 motorway J13, the A1 (m) going North and Southbound and the A6 trunk road.

- |                           |                                  |
|---------------------------|----------------------------------|
| - 4 BEDROOMS              | - SPACIOUS SIDE AND REAR GARDENS |
| - LARGE LOUNGE            | - LARGE SINGLE GARAGE            |
| - KITCHEN B'FAST ROOM     | - OFF ROAD PARKING               |
| - CLOAKROOM               | - REFITTED MODERN SHOWER ROOM    |
| - DINING ROOM/FAMILY ROOM | - NO UPWARD CHAIN                |

**Call Compass Residential Homes on 01234 214234 to arrange your viewing.**



## EPC:

**COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)**

**EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.**

**PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.**

**PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.**

**PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.**

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

## MAP:



Energy performance of buildings register

<https://find-energy-certificate.digital.communities.gov.uk/energy-certif...>

# Energy performance certificate (EPC)

14 BRADGATE ROAD  
BEDFORD  
MK40 3DE

Energy rating

D

Valid until 5 November 2030

Certificate number

5190-1241-0822-8004-3903

Property type Semi-detached house

Total floor area 117 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

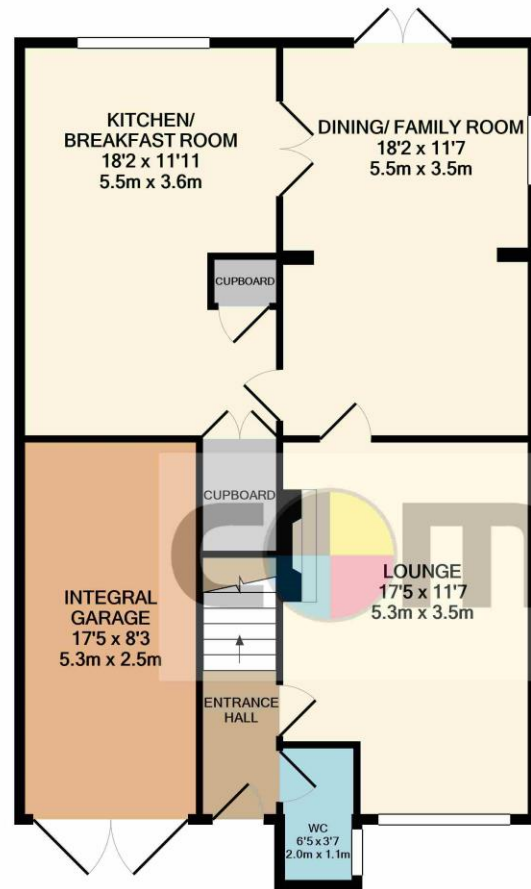
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

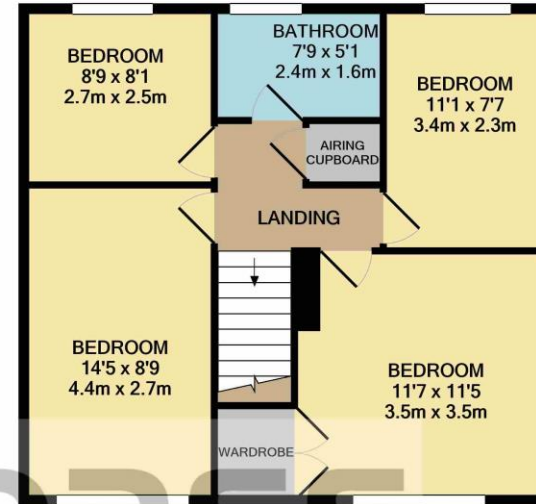
This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

## FLOORPLAN:



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**compass**

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