



Drakeloe Close, Woburn, MK17 9QF

Price: £325,000 Freehold



Experience single level living in this beautifully presented two bedroom end of terrace bungalow, meticulously maintained by the current owners. The property features well kept gardens both at the front and rear.



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Woburn, MK17 9QF



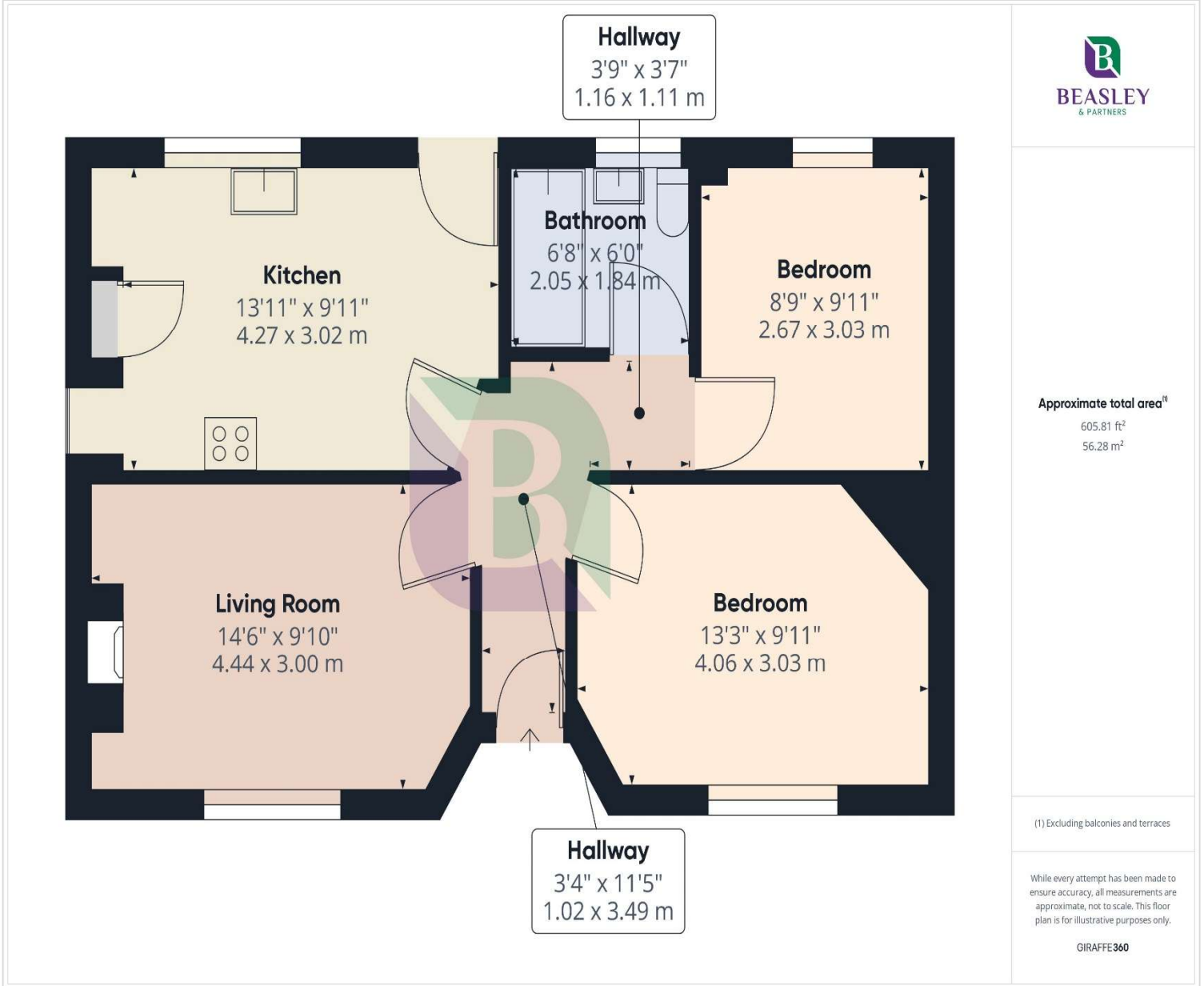
The vendor has informed the agent of the following:

- Hive controlled heating system
- New Vaillant boiler with approximately 9.5 years warranty remaining
- Fibre connection
- Consent received to drop the kerb
- Right of way access



Upon entering the property through the hallway, you will find access to all accommodation. The lounge exudes a cosy ambiance with a decorative wood burner (flue will need to be connected for use) set into the chimney breast. There are two bedrooms: one double and one large single. The bathroom is equipped with a white suite. The kitchen, located at the rear, is fitted with a range of gloss units and drawers, complemented by wooden work surfaces with an inset one and a half bowl sink unit. A door from the kitchen provides access to the rear garden.

The rear exterior boasts a low maintenance shingled garden, with access to an out building and additional shingle leading around to the front garden. The front is accessed via a side gate with a pathway leading to the front door and garden area, which is well maintained with a split-level patio ideal for garden furniture and relaxation. The remainder of the garden is laid to lawn with shingle areas, plant and shrub borders, and a planting bed.





Situated with the beautiful Bedfordshire countryside on your doorstep, located close to the heart of Woburn Village providing bespoke shops, a great selection of restaurants and public houses, monthly farmers market, doctors surgery, village hall, lower school and Woburn Lido with its outdoor swimming pool. Also on your doorstep is the Bedford Estate with Woburn Abbey and its beautiful grounds, deer park and Woburn Safari Park. Also nearby is Woburn Golf Course.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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