



Birkdale Road | | Bedford | MK41 8AU

**Price Guide £385,000**

**LEPORE**  
Co

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A three bedroom Semi Detached property ideally situated in the ever popular and sought after area known as PUTNOE. The main highlights include three sizeable bedrooms, lounge and dining area, downstairs WC, kitchen to rear aspect, larger than average landing, upstairs family bathroom, gated front access leading to driveway and garage with a further gravel driveway to front providing ample parking for several vehicles. All local amenities are within close proximity along with the beautiful and highly regarded Mowsbury Park just a short walk away. To fully appreciate this super property an internal and external inspection is strongly advised. CALL TO VIEW. No upward chain.

- SEMI DETACHED
- DOWNSTAIRS WC
- DINING ROOM
- SIZEABLE LANDING
- GARAGE
- THREE BEDROOMS
- 14ft LOUNGE
- KITCHEN TO REAR ASPECT
- AMPLE PARKING FOR SEVERAL VEHICLES
- NO UPWARD CHAIN

#### ENTRANCE HALL

Double glazed door to front stairs to first floor under stairs cupboard, doors to main rooms.

#### CLOAKROOM/WC

4'10 x 2'8 (1.47m x 0.81m)

Two piece suite comprising low level WC, wash hand basin, tiled flooring, double glazed window to side.

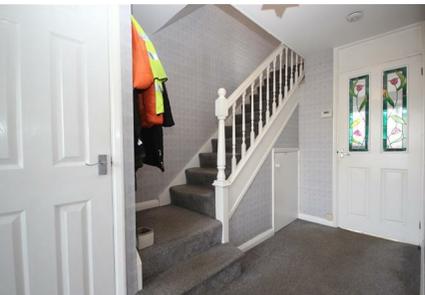
#### LOUNGE

14'5 x 12'2 (4.39m x 3.71m)

Double glazed window to front, laminate flooring, feature electric fireplace archway to



Ideally situated in the ever popular area known as Putnoe.



### DINING ROOM

10'2 x 9'3 (3.10m x 2.82m)

Double glazed patio doors to rear, laminate flooring.

### KITCHEN

10'3 x 9'2 (3.12m x 2.79m)

Built in four ring gas hob with oven under and extractor over, base and wall mounted units, plumbing for washing machine, and dishwasher, double glazed door to side and rear, tiled flooring.

### LANDING

8'5 x 8'3 (2.57m x 2.51m)

Double glazed window to side, access to loft void with wall mounted boiler, doors to main rooms.

### BEDROOM ONE

13'3 x 11'3 (4.04m x 3.43m)

Double glazed window to front, fitted wardrobes.

### BEDROOM TWO

11'3 x 11'2 (3.43m x 3.40m)

Double glazed window to rear.

### BEDROOM THREE

10,3 x 8'2 (3.05m,0.91m x 2.49m)

Double glazed window to front, built in wardrobe/cupboard.

### BATHROOM

8'1 x 5'5 (2.46m x 1.65m)

Three piece suite comprising bath with wall mounted shower, pedestal wash hand basin, low level WC, double glazed window to rear.

### FRONT GARDEN

Laid to gravel providing off road parking, double gated access leading to further driveway and garage.

### REAR GARDEN

Laid to lawn, flower and shrub borders, water tap, wood panel fence surround, wood decking with pitched tile roof canopy over.

### GARAGE

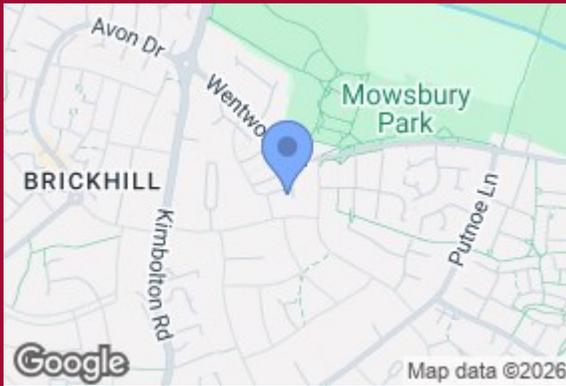
Up and over style door with power and lighting.

### TENURE

FREEHOLD

### TAX BAND

C



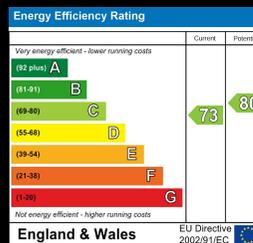
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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