



Honey Hill Road | Bedford | MK40 4NW

Asking Price £265,000

**LEPORE**  
Co

Honey Hill Road |  
Bedford | MK40 4NW  
Asking Price £265,000

A SUPERB three bedroom mid terrace property that has been upgraded and BEAUTIFULLY maintained throughout by the current owners. The main features include 24ft lounge diner, REFITTED kitchen and new boiler, refitted downstairs bathroom, three DOUBLE bedrooms and garden to rear.

The property is ideally situated with all local amenities and access links close by.

To fully appreciate this WONDERFUL property, an internal and external viewing is strongly advised.

CALL TO VIEW.

- TERRACED
- THREE DOUBLE BEDROOMS
- WONDERFUL KITCHEN
- SUPER CONDITION
- REAR GARDEN
- REFURBISHED
- 24ft LOUNGE DINER
- DOWNSTAIRS BATHROOM
- POPULAR LOCATION
- MUST BE VIEWED

#### ENTRANCE HALL

Double glazed door to front, laminate flooring, stairs to first floor, door to main room.

#### LOUNGE DINER

24'8 x 10'8 (7.52m x 3.25m)

Double glazed bay window to front, laminate flooring, under stairs cupboard, double glazed window to rear, door to



A wonderful three bedroom terraced property that has been upgraded throughout making this lovely home an excellent first purchase or family home.



## KITCHEN

10'1 x 8'3 (3.07m x 2.51m)

Built in 4 ring gas hob with oven under and extractor over, base and wall mounted units, integrated dish washer, wall mounted boiler, inset spot lighting, double glazed door and window to side, door to

## BATHROOM

8'4 x 4'9 (2.54m x 1.45m)

Three piece suite comprising bath with mixer shower over, low level WC, vanity wash hand basin, plumbing for washing machine, 2 double glazed windows to rear.

## LANDING

Access to loft void, built in cupboard, doors to main rooms.

## MASTER BEDROOM

13'7 x 10'5 (3.96m x 3.18m)

2 double glazed windows to front, fitted wardrobes.

## BEDROOM 2

11'6 x 8'6 (3.51m x 2.59m)

Double glazed window to rear.

## BEDROOM 3

10'1 x 8'5 (3.07m x 2.57m)

Double glazed window to rear.

## FRONT GARDEN

Gated front access, brick wall surround, pathway leading to entrance porch.

## REAR GARDEN

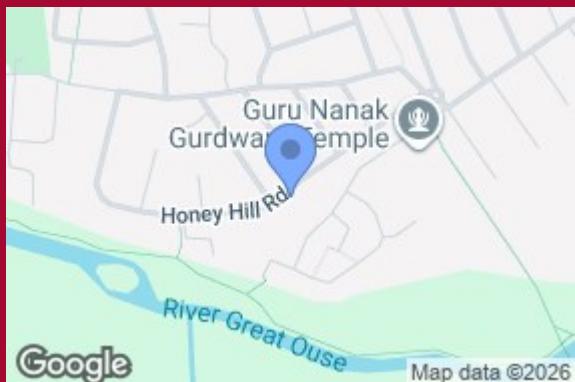
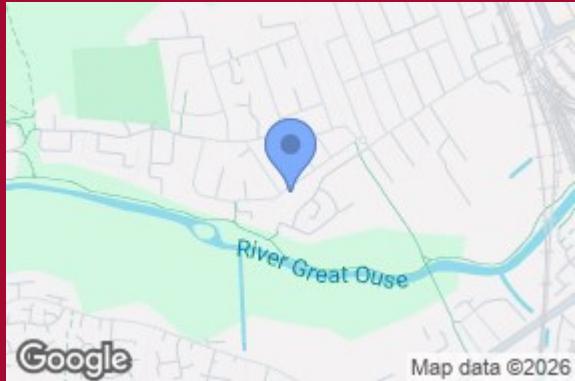
Patio area, water tap, laid to lawn, brick and wood panel fence surround, access to rear.

## TENURE

FREEHOLD

## TAX BAND

B



GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.

**GROUND FLOOR:**

- BATHROOM: 8'15" x 4'9" (2.57m x 1.45m)
- KITCHEN: 10'1" x 8'5" (3.07m x 2.57m)
- CUPBOAR
- LOUNGE/DINER: 24'8" x 10'8" (7.52m x 3.25m)
- UP
- ENTRANCE HAL

**1ST FLOOR:**

- BEDROOM 3: 10'1" x 8'5" (3.07m x 2.57m)
- BEDROOM 2: 11'6" x 8'6" (3.51m x 2.59m)
- HALLWA
- AIRING CUPBOA
- BEDROOM 1: 13'7" x 10'5" (4.14m x 3.18m)

TOTAL FLOOR AREA : 920 sq.ft. (85.5 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 inaccuracy. The floorplan is for guidance only and should not be used as facts in any prospective purchase. 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83
(81-91)	B	
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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