



Hills Close, Roxton - MK44 3EE

In Excess of £160,000



HARVEY  
ROBINSON

# 24 Hills Close

Roxton, Bedford

Harvey Robinson Estate Agents in St Neots are pleased to present this two-bedroom first-floor apartment, offered with no onward chain. A standout feature of this home is its private rear garden, enjoying open views across neighbouring fields and towards St Mary Magdalene Church.

Well presented throughout, the accommodation includes an entrance hall, lounge, modern kitchen/breakfast room, two bedrooms, and a bathroom. This property represents an excellent opportunity for first-time buyers or investors alike.

To arrange a viewing, please contact our St Neots office.

- Two Bedrooms
- First Floor Apartment
- Private Garden
- Modern Kitchen/Breakfast Room
- No Onward Chain
- Ideal First Purchase
- Field & Church Views
- On Street Parking



## 24 Hills Close

Roxton, Bedford

Roxton is a charming and peaceful riverside village set between Bedford and St Neots, offering an attractive blend of rural tranquillity and excellent connectivity. Known for its traditional character, open countryside, and friendly community feel, the village is ideal for buyers seeking a quieter lifestyle without losing access to nearby towns and transport links. The village centres around St Mary's Church a historic landmark, and the village benefits from a welcoming, close-knit atmosphere that appeals to families, downsizers, and commuters alike. Surrounded by open farmland, riverside walks, and lakes formed from former gravel pits, Roxton offers a naturally scenic setting. The nearby River Great Ouse provides peaceful walking routes, wildlife spotting, and a picturesque backdrop to village life. Despite its rural feel, Roxton provides a selection of everyday conveniences, including a popular garden centre with café, village hall hosting community events, local school for younger children, post office and easy access to further amenities in neighbouring towns, larger supermarkets, leisure facilities, and retail parks are just a short drive away. Roxton is exceptionally well placed for travel with quick access to the A1 and A421, linking to Bedford, Cambridge, and Milton Keynes. Close to St Neots and Bedford for mainline rail services to London and beyond, the village is ideal for commuters seeking a peaceful home base with strong regional connections.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





# 24 Hills Close

Roxton, Bedford

## FAQ

Postcode for SatNav: MK44 3EE

What3Words Location: ///unzips.thundered.flowrn

Vendor Onward Movements: Not purchasing another property

Council Tax: A

Property Built: 1992

How long have the owners owned the property: Since 2015

Fixtures and fittings: Includes appliances and flooring throughout

Water meter: Yes

Fence responsibility: Right

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability.

Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £18 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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For independent whole of market mortgage advice please call the team to book your appointment.

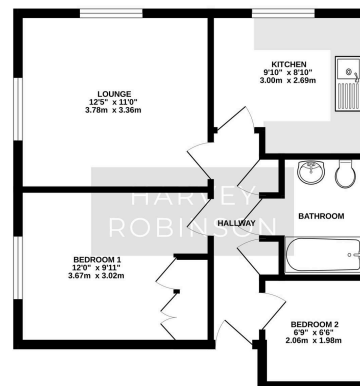
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Rated Exceptional in Best Estate Agent Guide 2024

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

FIRST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.5 sq.m.) approx.  
\*Based on Landmark 2024