





Wedgwood Road, Bedford, MK41

Offers Over £360,000

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Urban Luxe Property are proud to present this well presented three bedroom link detached family home in the heart of Brickhill, Bedford.

Located in an ideal spot, close to the town centre and within walking distance of Bedford Train Station, this is one not to be missed.

Upon entering the property you have a handy porch, ideal for coats and footwear. Into the spacious lounge diner you have a wonderful brick built mantle piece with space for a feature electric heater. Patio doors access the low maintenance garden.

Off of the lounge there is a good sized Shaker style kitchen, with quartz worktops and space aplenty. You will find space for a washing machine and under counter fridge.

Floor Area
890.30 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum

From here there is access to the first floor where you will find three good sized bedrooms and a modern family bathroom. There is also a large storage cupboard on the landing.

From the kitchen you also can access the garden and the garage can also be accessed from the garden by a personnel door.

There is space on the driveway for at least three cars and the garage is also accessible from here via a standard garage door and another personnel door.

The property benefits from newly fitted windows, front door and various decoration.

Brickhill offers excellent access to a range of local amenities, including shops, cafes, and everyday conveniences. The area benefits from good transport links, with easy access to Bedford town centre and the mainline train station, making it convenient for commuters. Green spaces are also nearby, providing opportunities for outdoor enjoyment.

Book viewings early to avoid disappointment!

- 3 good sized bedrooms
- Great Shaker style kitchen
- Driveway with off-road parking for three cars
- Close to good schooling
- Walking distance to Bedford Train Station
- Spacious lounge diner
- Low maintenance garden
- Garage
- Close to amenities



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	70	76
	EU Directive 2002/91/EC	

Garage - 13.98 m² / 150.42 sq ft
Ground floor - 37.91 m² / 409.33 sq ft
First floor - 30.71 m² / 330.55 sq ft

Approx area - 68.62 m² / 739.88 sq ft
Approx area with garage - 82.60 m² / 890.30 sq ft



This floorplan is provided as a guide to illustrate layout and should not be used for planning. Measurements are approximate and not to scale.