





Lincroft
Bedford
MK43 7SP

Offers in Excess of £
349,999.00

bettermove

Lincroft - Bedford

Bettermove are proud to present this 4 bedroom semi-detached house in Bedford, available with no forward chain.

The property is being sold with tenants in situ, presenting an excellent investment opportunity for landlords looking to expand their property portfolio. With an existing tenancy in place, the property offers the potential for immediate rental income upon completion. Further details regarding tenancy arrangements and potential rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and off-street parking available via a driveway.

The council tax band is C.

The interior of this well-presented property comprises a spacious living room, a modern open-plan fitted kitchen and dining area with integrated appliances, and an extended ground-floor area offering a versatile fourth bedroom or home office, alongside a contemporary shower room. The first floor consists of three well-proportioned bedrooms and a family bathroom. The exterior boasts a private enclosed rear garden, perfect for enjoying the summer months.

The area is set to benefit from the planned Universal Studios theme park and resort development, currently anticipated to open in 2031. This major investment in the local area could potentially increase demand for housing and contribute to long-term property value growth, making this an exciting prospect for investors.

Excellent transport connections can be found from Bedfford Midland Road train station, a variety of bus routes and quick access to both the A6 and M1.

This exciting investment opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	2	Freehold









Floor Plan


Lean To/ Storage
Kitchen/Dining Room
Hall
Living Room
Annex
Shower Room
Ground Floor
Bedroom 3
A/C
Master Bedroom
Bedroom 2
Bathroom
First Floor
bettermove®
The better way to sell your home.

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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