



## 94 Station Road, Bedford, MK45 1LA

### Offers in excess of £325,000

Charming Two-Bedroom Semi-Detached Bungalow with Garage and Loft Space

Situated in a sought-after residential location, this beautifully presented two-bedroom semi-detached bungalow offers well-balanced accommodation, a generous driveway, and a detached garage, making it an ideal purchase for downsizers, first-time buyers, or those seeking single-level living.

The property is approached via a neatly maintained front garden with attractive brick boundary wall and ample off-road parking. The exterior boasts a classic and welcoming appearance, complemented by a bay-fronted window and tasteful decorative touches.

Internally, the accommodation comprises a bright and spacious living room, providing a comfortable setting for relaxation and entertaining. The kitchen/breakfast room is well-proportioned and offers a practical layout with space for dining. There are two bedrooms, including a generous principal bedroom with a charming bay window, and a second bedroom ideal for guests, a home office, or additional living space. A family bathroom completes the ground floor.

A particular feature of the home is the useful loft area, accessed via a staircase, offering excellent additional storage or potential for further use (subject to the necessary permissions).

Externally, the property benefits from a detached garage and a low-maintenance frontage, with potential for landscaping or personalisation.



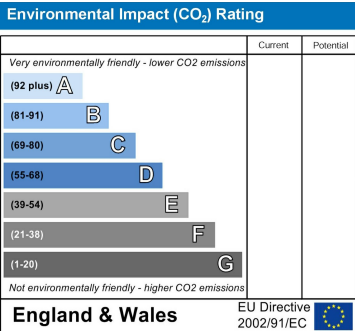
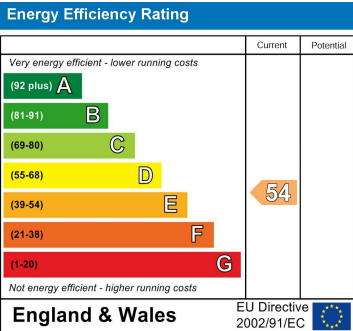


Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
Tel: 0113 892 1166  
sales@goodmove.co.uk  
www.goodmove.co.uk