

Canberra Road | Shortstown | Bedford | MK42 0UZ

Asking Price £330,000

LEPORE & Co

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A BRAND NEW three bedroom semi detached town house ideally situated south of Bedford enjoying superb links to near by A1/M1 Southern bypass and all local amenities close by.
This WONDERFUL new home briefly comprises entrance hall, lounge diner , kitchen breakfast room, downstairs cloakroom/WC, two bedrooms and bathroom on the first floor accommodation and master bedroom and en suite on the top floor.
There is parking for two vehicles at the front and the rear garden has recently been turfed.
To fully appreciate this EXCELLENT home an internal and external viewing is strongly advised. No upward chain. CALL TO VIEW.

- BRAND NEW BUILD
- SEMI DETACHED
- 16ft MASTER BEDROOM WITH ENSUITE
- 14ft LOUNGE DINER
- KITCHEN BREAKFAST ROOM
- DOWNSTAIRS CLAOKROOM/WC
- THREE BEDROOMS
- PARKING FOR TWO VEHICLES
- MUST BE VIEWED
- NO UPWARD CHAIN

ENTRANCE HALL
Double glazed door to front, stairs to first floor ,under stairs cupboard, doors to main rooms.

CLOAKROOM WC
4'3 x 2'5 (1.30m x 0.74m)
Two piece suite comprising low level WC, wash hand basin.

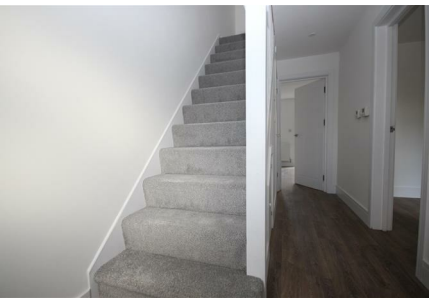
LOUNGE DINER
14'7 x 11'6 (4.45m x 3.51m)
Double glazed French doors and two double glazed windows to rear, inset spotlighting.







A brand new build situated within close proximity of all local amenities and enjoying excellent access links to near by A1 /M1 southern bypass.











KITCHEN BREAKFAST ROOM
13'8 x 8'1 (4.17m x 2.46m)
Built in four ring gas hob with oven under and extractor over, plumbing for washing machine, base and wall mounted units, inset spotlighting, concealed wall mounted boiler, double glazed window to front.

LANDING
Stairs leading to second floor, double glazed window to front.

BEDROOM 2
14'7 x 9'4 (4.45m x 2.84m)
Two double glazed windows to rear.

BEDROOM 3
10'8 x 8'1 (3.25m x 2.46m)
Double glazed window to front.

BATHROOM
8'0 x 4'10 (2.44m x 1.47m)
Three piece suite comprising bath with wall mounted shower, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

SECOND FLOOR

MASTER BEDROOM
16'3 x 14'7 max (4.95m x 4.45m max)
Irregular shaped room. Double glazed window to rear., airing cupboard housing hot water cylinder.

EN SUITE
5'8 x 5'8 (1.73m x 1.73m)
Three piece suite comprising , shower , WC, vanity wash hand basin, heated towel rail, tiled flooring, double glazed Velux window to front.

FRONT GARDEN
Laid to gravel providing off road parking for two vehicles, side access leading to rear access.

REAR GARDEN
Laid to lawn, patio area, water tap, gated side access wood panel fence surround.

TENURE
FREEHOLD

TAX BAND
TBC



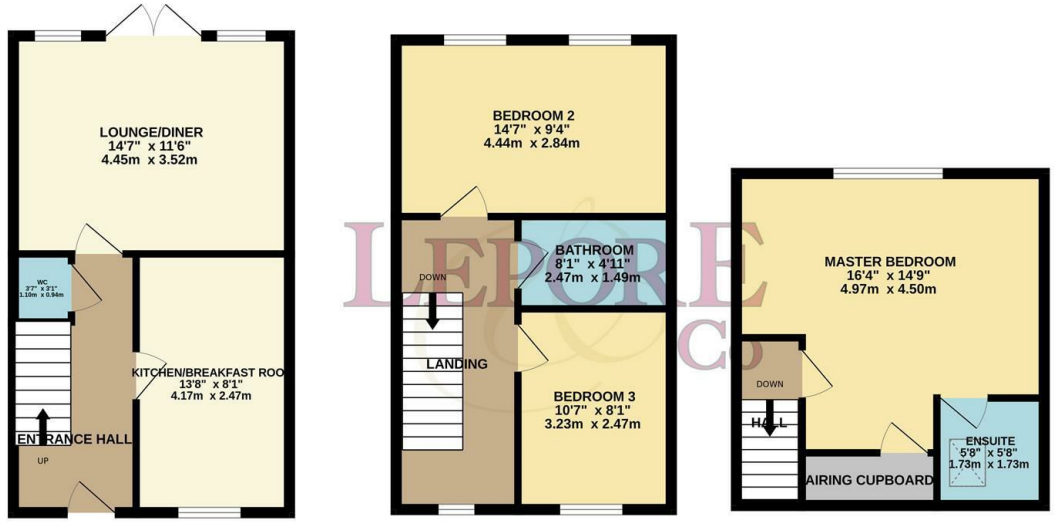




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

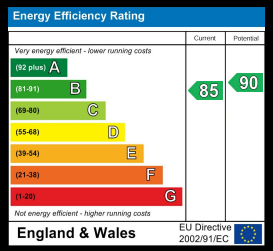
1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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