



22 Fry Grove
Bedford, MK45 1GJ



Bradley Cooper
Partnered With
Simpsons
Property Experts

Offering for sale with no upper chain this immaculately presented, two double bedroom semi-detached family home in Flitwick. The property boasts an open plan living/dining and kitchen with the added benefit of a fully fitted garden building, it is currently being used by the owner as a salon but could be utilised as a home office, gym or even perfect for the person that runs a business from home.

As you enter this property you will be greeted by an open plan living and dining area, perfect for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and welcoming environment for family gatherings or quiet evenings at home. The kitchen is fully fitted and comprises of several wall to base fitted units and integral appliances. There is also French doors leading onto the rear aspect. Furthermore the ground floor offers a cloakroom housing WC and hand basin and a utility cupboard.

The first floor comprises of two generously sized bedrooms with a three piece family bathroom suite.

Externally the property boasts a fully enclosed rear garden which is has been recently re-done with paved patio and artificial lawn. The property also features a fully kitted outbuilding, offering versatile options for use as a home office, gym, or additional storage. This added space enhances the functionality of the home, catering to the needs of modern family life. It has also been fully insulated with electrics and lighting with French doors leading onto the garden. Additionally the property includes a driveway to the side that accommodates two vehicles, providing convenience and ease of access.

With no chain involved, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property offers a perfect blend of comfort, style, and practicality in a sought-after location. Do not miss the chance to view this exceptional home in Flitwick.

£325,000



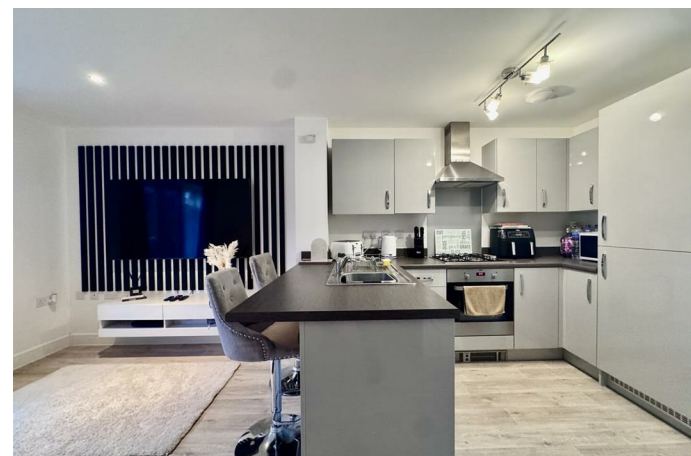
2

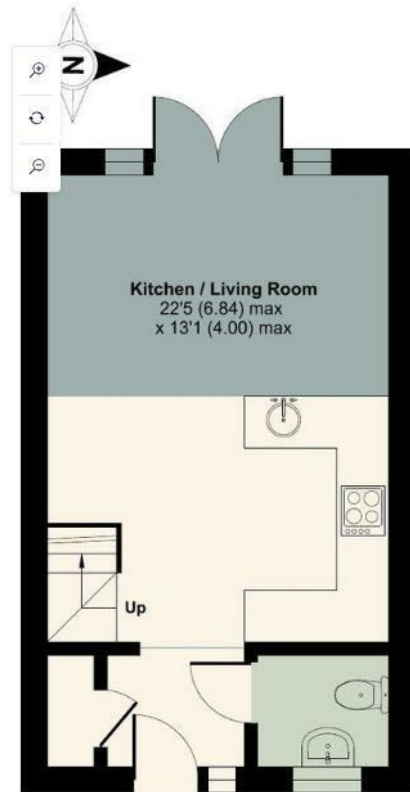


2

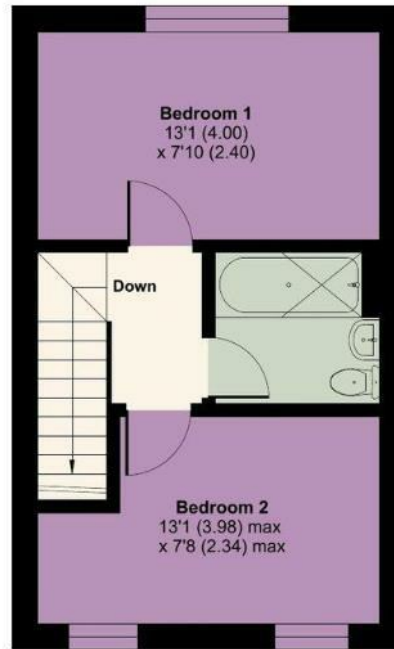


1





GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 586 sq ft / 54.4 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Total = 781 sq ft / 72.5 sq m
For identification only - Not to scale



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





Bradley Cooper
Partnered With
Simpsons
Property Experts

Tel: 01525 623064

Email: bedford@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/bedford

