



**Orwell Close, Bedford MK41 7BQ**

**Welcome to**

**Orwell Close, Bedford**

\*\*\*The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved. \*\*\*



## **Hallway**

### **Living/Dining Room**

19' 5" max x 16' 2" max (5.92m max x 4.93m max)  
Carpet flooring, fireplace, 2 radiators and DG window to side aspect.

### **Kitchen**

13' 2" x 7' 9" (4.01m x 2.36m)  
Integrated cooker, electric hob with extractor hood, wall to base units, 1 1/2 sink plus drainer, 1/2 tiled surround, DG double aspect windows to side aspect and door to entrance hall.

### **Utility Room**

11' 8" x 4' 3" (3.56m x 1.30m)  
Ample storage and radiator.

### **Conservatory**

10' 3" x 6' 8" (3.12m x 2.03m)  
Spacious with door leading to private rear garden.

### **Bedroom One**

12' 5" x 7' 9" (3.78m x 2.36m)  
Carpet flooring, radiator and DG window to side aspect.

### **Bedroom Two**

10' 6" x 8' 8" (3.20m x 2.64m)  
Carpet flooring, radiator, shelving, DG frosted window to side aspect.

### **Shower Room**

11' 7" x 5' 7" (3.53m x 1.70m)  
Shower, wash hand basin, and WC.

### **Externally**

Private rear garden, garage and driveway.

### **Garage**

16' 9" x 8' 4" (5.11m x 2.54m)  
Garage with electric doors.



***View this property online*** [williamhbrown.co.uk/Property/BFD105294](http://williamhbrown.co.uk/Property/BFD105294)



## Welcome to

### Orwell Close, Bedford

- TWO-BEDROOM BUNGALOW
- QUIET CUL-DE-SAC
- CONSERVATORY
- UTILITY ROOM
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £335,000



**View this property online** [williamhbrown.co.uk/Property/BFD105294](http://williamhbrown.co.uk/Property/BFD105294)

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
BFD105294 - 0003

 william h brown



**01234 268367**



[bedford@williamhbrown.co.uk](mailto:bedford@williamhbrown.co.uk)



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



[williamhbrown.co.uk](http://williamhbrown.co.uk)