



**Fisherswood Road, Wixams, Bedford, MK45 3RN**

## Welcome to

### Fisherswood Road, Wixams Bedford

Situated in the sought-after area of Wixams, this well-presented three-bedroom semi-detached townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal family home.

#### Hallway

Carpeted, Radiator, Door to downstairs WC

#### Dining/Family Room

15' 1" max x 14' 7" max (4.60m max x 4.45m max)  
Carpeted, 2 Radiators, Window to the Rear Aspect,  
Door to Storage Cupboard, 2 Patio Doors to the  
Rear Garden

#### Kitchen

12' 2" x 8' (3.71m x 2.44m)  
Hard Wooden Floor, Gas Cooker/Hob, Integrated  
Dishwasher, Washing Machine, Fridge Freezer, Boiler  
in Cupboard, Smoke Alarm, 2 Windows to the Front  
Aspect, Door to the Entrance Hall & Access to the  
Dining/Family Room

#### WC

Downstairs WC

#### Landing

Carpeted

#### Bedroom One

12' 1" max x 9' 9" max (3.68m max x 2.97m max)  
Carpeted, 2 Radiators, Walk-in-Wardrobe Area, 2  
Windows to the Front Aspect

#### En-Suite

8' x 5' (2.44m x 1.52m)  
Lino Flooring, WC, Wash Hand Basin, Shower,  
Heated Towel Rail, Window to the Front Aspect

#### Dressing Area

8' 4" x 4' 5" (2.54m x 1.35m)  
Access from Bedroom One

#### Living Room

15' 1" max x 10' 2" max (4.60m max x 3.10m max)  
Carpeted, Radiator, 2 Windows to the Front, Could  
be Classed an Extra Bedroom if Needed

#### Landing

Carpeted

#### Bedroom Two

13' 1" max x 8' 3" max (3.99m max x 2.51m max)  
Carpeted, Radiator, 2 Windows to the Front Aspect

#### Bedroom Three

13' 1" max x 8' 4" max (3.99m max x 2.54m max)  
Carpeted, Radiator, 2 Windows to the Rear Aspect

#### Study

8' 10" x 6' 5" (2.69m x 1.96m)  
Carpeted, Radiator, 2 Windows to the Rear Aspect,  
Could be Used as a Single Bedroom if Needed

#### Bathroom

Lino Flooring, Bath with Shower Head, Separate  
Shower Cubicle, WC, Wash Hand Basin, Window to  
the Front Aspect

#### Study

8' 10" x 6' 5" (2.69m x 1.96m)  
Carpeted, Radiator, 2 Windows to the Rear Aspect,  
Could be Used as a Single Bedroom if Needed

#### Rear Garden

Patio, Walkway Leading to the Back Gate (where  
Parking is), AstroTurf, Storage Shed, External Light

#### Parking

Two Parking Spaces to the Rear of the Property





### **Special Features**

Townhouse, Landscaped Low Maintenance Rear Garden with Astroturf, Fitted Kitchen, The property is 2 Years Old, Ideal Universal Studios Location for Investors

### **Agents Note**

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

### **Agents Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves regarding any specific requirements before proceeding.



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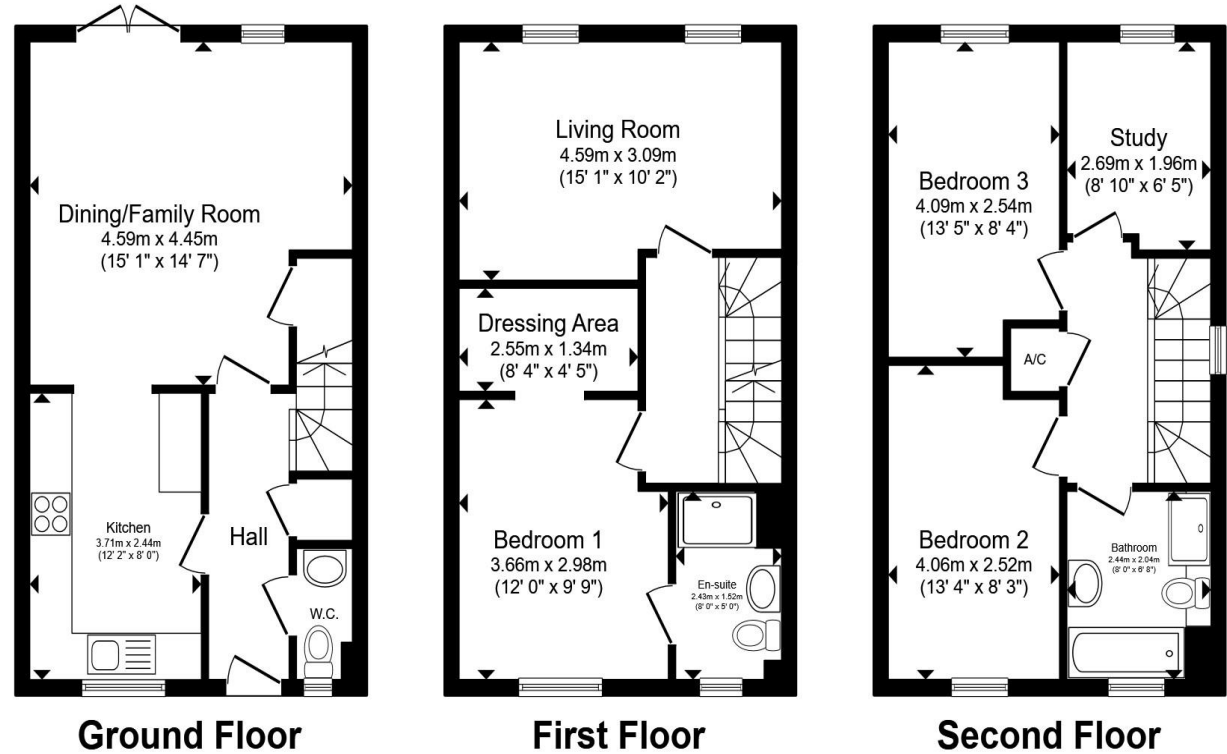
## Welcome to

### Fisherswood Road, Wixams Bedford

- Three-Bedroom Semi-Detached
- Two-Year-Old Townhouse
- Fitted Kitchen
- Ideal Location for Universal Studios
- Two Parking Spaces

Tenure: Freehold EPC Rating: A  
Council Tax Band: D

# £375,000



Total floor area 113.7 m<sup>2</sup> (1,224 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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BFD105660 - 0002

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