



Birkdale Road | | Bedford | MK41 8AU

Price Guide £365,000

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A three bedroom Semi Detached property ideally situated in the ever POPULAR and sought after area known as PUTNOE. The main highlights include three SIZEABLE bedrooms, lounge and dining area, downstairs WC, kitchen to rear aspect, larger than average landing, upstairs family bathroom, gated front access leading to driveway and garage with a further gravel driveway to front providing ample parking for several vehicles. All local amenities are within close proximity along with the BEAUTIFUL and highly regarded Mowsbury Park just a short walk away. To fully appreciate this SUPER property an internal and external inspection is strongly advised. CALL TO VIEW. No upward chain.

- SEMI DETACHED
- DOWNSTAIRS WC
- DINING ROOM
- SIZEABLE LANDING
- GARAGE
- THREE BEDROOMS
- 14ft LOUNGE
- KITCHEN TO REAR ASPECT
- AMPLE PARKING FOR SEVERAL VEHICLES
- NO UPWARD CHAIN

ENTRANCE HALL

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

CLOAKROOM/WC

4'10 x 2'8 (1.47m x 0.81m)

Two piece suite comprising low level WC, wash hand basin, tiled flooring, double glazed window to side.

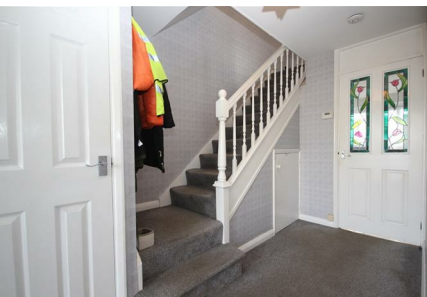
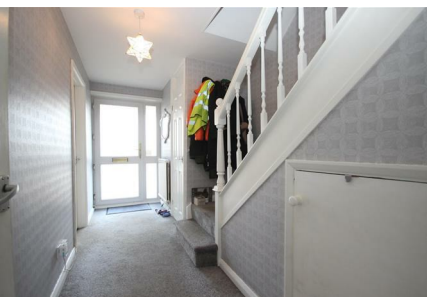
LOUNGE

14'5 x 12'2 (4.39m x 3.71m)

Double glazed window to front, laminate flooring, feature electric fireplace archway to



Ideally situated in the ever popular area known as Putnoe.



DINING ROOM

10'2 x 9'3 (3.10m x 2.82m)

Double glazed patio doors to rear, laminate flooring.

KITCHEN

10'3 x 9'2 (3.12m x 2.79m)

Built in four ring gas hob with oven under and extractor over, base and wall mounted units, plumbing for washing machine, and dishwasher, double glazed door to side and rear, tiled flooring.

LANDING

8'5 x 8'3 (2.57m x 2.51m)

Double glazed window to side, access to loft void with wall mounted boiler, doors to main rooms.

BEDROOM ONE

13'3 x 11'3 (4.04m x 3.43m)

Double glazed window to front, fitted wardrobes.

BEDROOM TWO

11'3 x 11'2 (3.43m x 3.40m)

Double glazed window to rear.

BEDROOM THREE

10,3 x 8'2 (3.05m,0.91m x 2.49m)

Double glazed window to front, built in wardrobe/cupboard.

BATHROOM

8'1 x 5'5 (2.46m x 1.65m)

Three piece suite comprising bath with wall mounted shower, pedestal wash hand basin, low level WC, double glazed window to rear.

FRONT GARDEN

Laid to gravel providing off road parking, double gated access leading to further driveway and garage.

REAR GARDEN

Laid to lawn, flower and shrub borders, water tap, wood panel fence surround, wood decking with pitched tile roof canopy over.

GARAGE

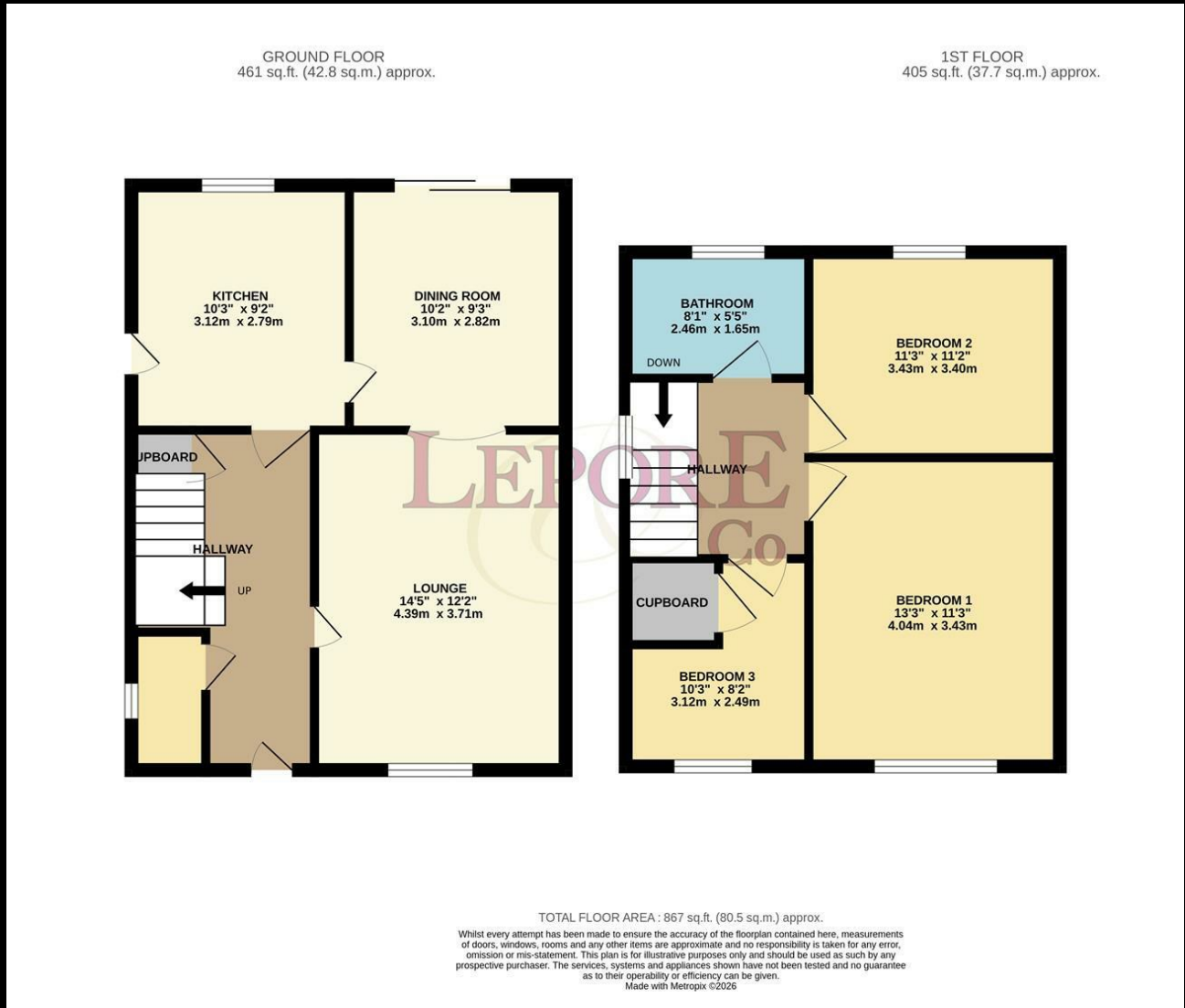
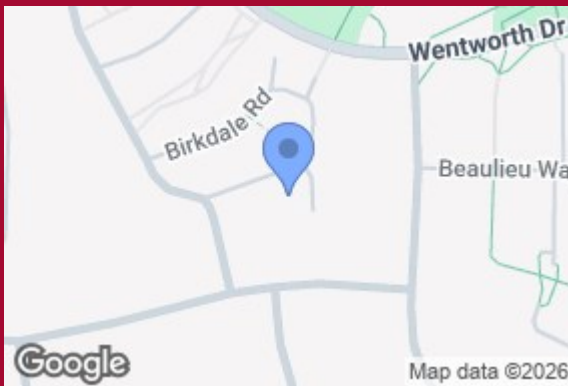
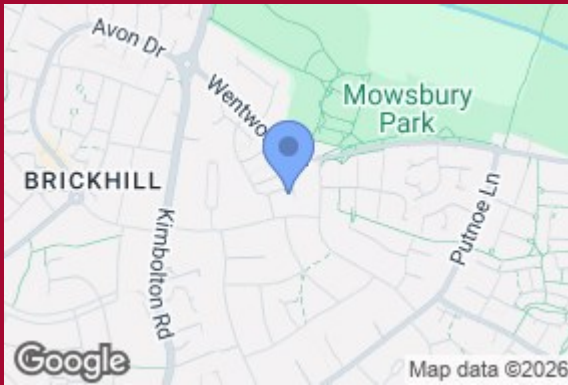
Up and over style door with power and lighting.

TENURE

FREEHOLD

TAX BAND

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(91-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	80

England & Wales EU Directive 2002/91/EC

302 Amptill Road
 Bedford
 Bedfordshire
 MK42 9QS
 01234 866499
 info@leporeandco.co.uk
 www.leporeandco.co.uk