



**15 Delamere Walk,
Goldington, Beds, MK41 0BL**

15 Delamere Walk

Goldington, Beds, MK41 0BL

Freehold Price: £199,950

A well presented 1 bedroom mid terrace property, located on a quiet walkway in the heart of Goldington. The property presents well and would make an excellent first time buy or investment purchase. There is a lovely size kitchen/diner to the front aspect and a full width lounge to the rear, 2 good size bedrooms and a family bath/shower room. Externally is a low maintenance West facing garden leading to a single garage and off road parking. The property is offered for sale with no upward chain so a quick completion would be available.

The accommodation briefly comprises: Entrance porch, entrance hall, storage room, inner hallway, kitchen/diner and lounge. On the 1st floor: Master bedroom, 1 further good size bedroom and a family bath/shower room. Externally is a West facing rear garden and a single garage with off road parking.

The property benefits from: UPVC double glazed windows, fitted kitchen, electric storage heating and no upward chain.

The property is situated within walking distance to a local Aldi supermarket & Iceland for day-to-day necessities and is on a regular bus route to Bedford town centre for extensive shopping facilities. A doctor's and dental surgery are in the locality also. The property falls within a good local authority school catchment for all age groups. The mainline railway station can be found on the Western fringe of Bedford town centre offering fast & frequent commuter links to London & the North, and good vehicular access to the A1M, M1 and A6 trunk road can all be sourced via the Bedford southern bypass.

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

GROUND FLOOR ACCOMMODATION:

Covered Entrance Porch:

Outside lantern. UPVC cladded ceiling. UPVC part double glazed door to entrance hall.

Entrance Hall:

Smooth ceiling. Wood effect vinyl flooring. Telephone point. Part glazed doors to storage room and inner hallway. Storage room with UPVC double glazed window to front aspect.

Inner Hallway:

2 high level smoke detectors. Electric storage heater. Stairs to 1st floor accommodation. Doors to kitchen/diner and lounge.

Lounge: 15ft 2 x 11ft 4

Fireplace with wooden surround and hearth. Wood laminate flooring. Electric storage heater. TV point. Telephone point in inner hallway. Leaded light UPVC double glazed window and door to rear aspect. Serving hatch to kitchen.

Kitchen: 11ft 9 x 11ft

Fitted in light oak units to comprise: 1 ½ stainless steel sink with mixer taps, wood grain effect work tops, 5 eye level units, 8 base level units and 1 glass cabinet. Ceramic tiled walls. Ceramic tiled flooring. Spotlights to ceiling. Space for fridge/freezer. Plumbing for washing machine. Space for freestanding gas cooker. Extractor unit. UPVC double glazed window to front aspect. Door to under stairs area housing electric meter and trip switch box.

1ST FLOOR ACCOMMODATION:

Landing Area:

L shaped landing with airing cupboard housing hot water tank. Electric storage heater. Smoke detector to ceiling. Loft access. Doors to bedrooms 1, 2 and family bath/shower room.

Bedroom 1: 15ft 2 x 8ft 11

Electric storage heater. 2 built in storage cupboards. Telephone point. UPVC double glazed window to rear aspect. Coving to ceiling and carpeted flooring.

Bedroom 2: 8ft 6 x 8ft 3

1 shelved storage cupboard. UPVC double glazed window to front aspect. Coving to ceiling and carpeted flooring.

Family Bath/Shower Room: 6ft 11 x 6ft

3 piece white suite comprising: Bath with independent shower over & sliding screen, pedestal wash hand basin with separate taps and low level WC. Vinyl tiled flooring. Floor to ceiling ceramic tiling. Wall mounted electric heater. Frosted UPVC double glazed window to front aspect.

EXTERNALLY:

Front:

Laid to patio with low level brick built wall & railing to front aspect. Wall mounted gas meter box. Shrub borders.

Rear:

Low maintenance, west facing garden laid to extensive patio area with shrub borders. Exterior lighting. Enclosed by chain link fencing and 6ft closed board timber fencing. Gated rear access to off road parking for 1 car and detached single garage.

Detached Single Garage:

Metal up and over door, power and lighting. High level single glazed window to rear aspect.

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097
(Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL
DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE
BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM
THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document e.g. new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. AUGUST 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

Energy Performance Certificate

15, Delamere Walk, BEDFORD, MK41 0BL

Dwelling type: Mid-terrace house

Date of assessment: 01 August 2017

Date of certificate: 02 August 2017

Reference number: 0998-5064-7278-5433-2970

Type of assessment: RdSAP, existing dwelling

Total floor area: 71 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

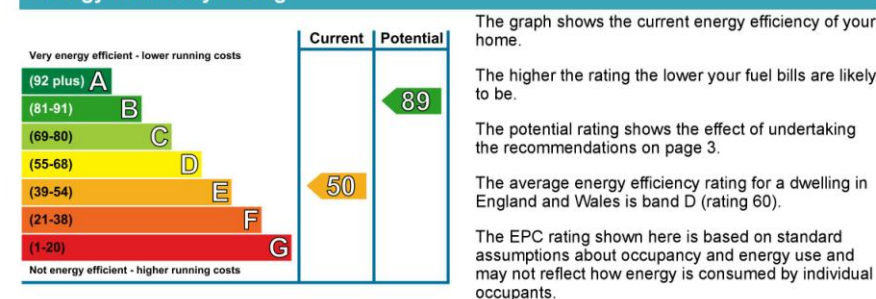
Estimated energy costs of dwelling for 3 years:	£ 3,432
Over 3 years you could save	£ 2,085

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 150 over 3 years	
Heating	£ 2,037 over 3 years	£ 990 over 3 years	
Hot Water	£ 1,134 over 3 years	£ 207 over 3 years	
Totals	£ 3,432	£ 1,347	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



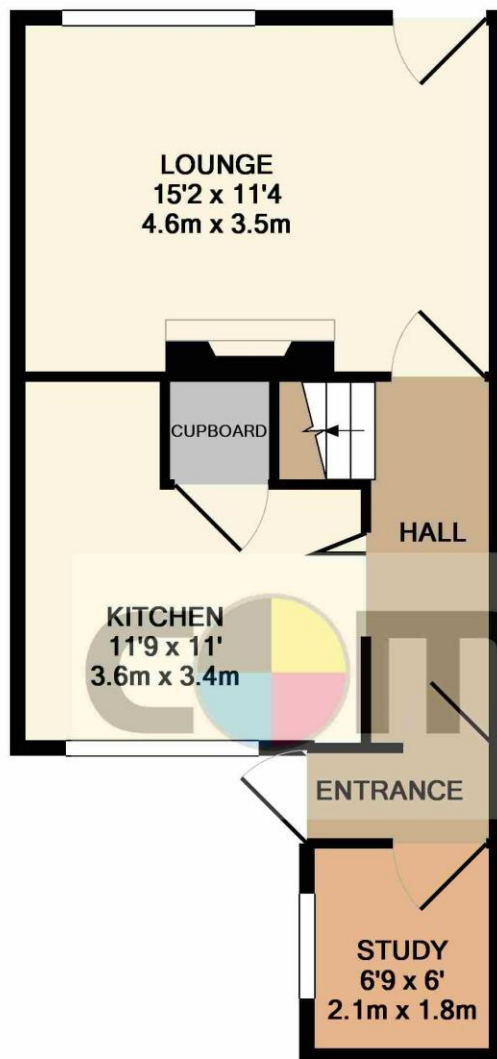
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 114	
2 Internal or external wall insulation	£4,000 - £14,000	£ 216	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 147	

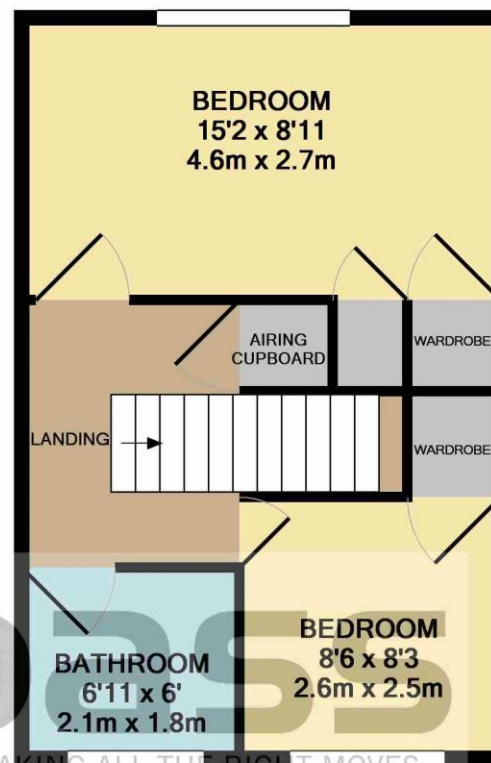
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2017





Compass House
14-16 Bromham Road
Bedford MK40 2QA

T: 01234 214234

F: 01234 358007

E: residentialsales@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk