



**78 ROOKSMEAD, BRICKHILL  
BEDFORD MK41 7QY**

# 78 ROOKSMEAD, BRICKHILL BEDFORD MK41 7QY

## Freehold Price: £229,950

A good opportunity to acquire this spacious and quietly situated 3 bedroom mid terrace property set in a quiet location in the ever popular area of Brickhill. The property is set well back from the road and offers a front to back lounge diner leading to generous conservatory to the rear aspect and overlooking the rear garden of approximately 50ft in length, as well as a spacious kitchen there are 3 good size bedrooms and a family bathroom. The property is ideally located for local shops, good schooling for all age groups, the 60 Acre Victorian Bedford park and within walking distance to the mainline railway station. A quick completion would be available as there is no upward chain.

The accommodation briefly comprises on the floor: Entrance hall, lounge diner, kitchen and conservatory. On the first floor: master bedroom, 2 further good size bedrooms (all bedrooms have built in cupboards) and a family bath/shower room. Externally, extensive frontage, a south west facing rear garden of good proportion.

The property benefits from: UPVC double glazed doors and windows throughout, gas to radiator central heating via a good quality combination boiler, redecoration, new carpets, conservatory, and sits central to a good size plot.

The property is situated within walking distance to a parade of shops on Brickhill Drive for day to day necessities & is on a regular bus route to Bedford town centre for extensive shopping facilities. The Victorian 60 acre Bedford Park is a short distance away with the Robinson pool & gymnasium for leisure activities & peaceful walks. The property falls within a well regarded local authority school catchment for all age groups & the private Harpur Trust schools can be found in Bedford town centre and the Pilgrim Pre-preparatory school is a short walk away. The mainline railway station is on the western fringe of Bedford town centre offering fast & frequent commuter links to London & the North and excellent vehicular access to the A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass.

Call compass residential to arrange your viewing on 01234-214234

## **GROUND FLOOR ACCOMMODATION:**

**Covered and tiled entrance porch, UPVC double glazed door to:**

### **Entrance Hall: Irregular shaped**

Smooth ceiling, newly laid carpet, 1 x single panelled radiator, frosted UPVC double glazed window to front aspect, BT point, doors to lounge diner, kitchen, 2 x storage cupboards, one housing electric meter and trip switch box.

### **Lounge Diner: 20ft 10 max x 12ft 0 max**

Fireplace with stone hearth and surround, newly laid carpet, smooth ceiling, 1 x single panelled radiator, Tv, internet and telephone points, UPVC double glazed window to front aspect and UPVC double glazed sliding door to conservatory.

### **Conservatory: 16ft 2 max x 9ft 8 max**

Of upvc construction on a brick built base with polycarbonate roof, 3 x high level openings, sliding door to side aspect and rear garden, interior lighting.

### **Kitchen: 12ft 4 max x 9ft 7 max**

Fitted in white fronted units comprising, 1 ½ bowl stainless steel sink with mixer tap, granite effect worktops, 8 eye and 5 base level units, 1 x drawer unit, smooth ceiling, tiled splashbacks, vinyl tiled flooring, fluorescent strip lighting, 1 x single panelled radiator, space for fridge freezer, plumbing for washing machine, space for free standing gas or electric cooker, plumbing for dishwasher, UPVC double glazed door and window to rear aspect, opening to storage area ideal for locating fridge freezer.

## **1<sup>ST</sup> FLOOR ACCOMMODATION:**

### **Landing Area:**

1 x single panelled radiator, smoke detector to smooth ceiling, door to shelved airing cupboard, loft access, doors to bedrooms 1,2,3 and family bathroom.

### **Master Bedroom: 12ft max x 10ft max**

UPVC double glazed window to front aspect. 1 x single panelled radiator, 1 x single door built in wardrobe with hanging space and shelving over, NTL tv point, smooth ceiling and carpeted flooring

### **Bedroom 2: 12ft 9 max x 8ft 5 max**

1 x single panelled radiator, UPVC double glazed window to rear aspect, 1 x single door built in wardrobe with hanging space and shelving over, smooth ceiling, carpeted flooring, door to cupboard housing Worcester Bosch combination boiler serving central heating and hot water requirements.

### **Bedroom 3: 11ft 9 max x 6ft max**

1 x single panelled radiator, 1 x single door built in wardrobe with hanging space and shelving over, Tv point, UPVC double glazed window to front aspect, smooth ceiling and carpeted flooring.

### **Bathroom:**

3 piece white suite comprising, bath with independent shower over with shower screen, pedestal sink with separate taps, low level wc, vinyl flooring, floor to ceiling ceramic tiling, 1 x single panelled radiator, 2 x frosted UPVC double glazed windows to rear aspect.

## **EXTERNALLY:**

### **Front:**

Large lawned frontage, 5ft hedgerow to front and side boundaries, low level gas meter box, UPVC soffits and fascias to roof perimeters.

### **Rear: 50ft x 30 ft approx.**

Lawn, bush and shrub borders, garden shed, exterior lighting and enclosed by closed board timber fencing.

AMPLE ON ROAD PARKING TO THE FRONT ASPECT.

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

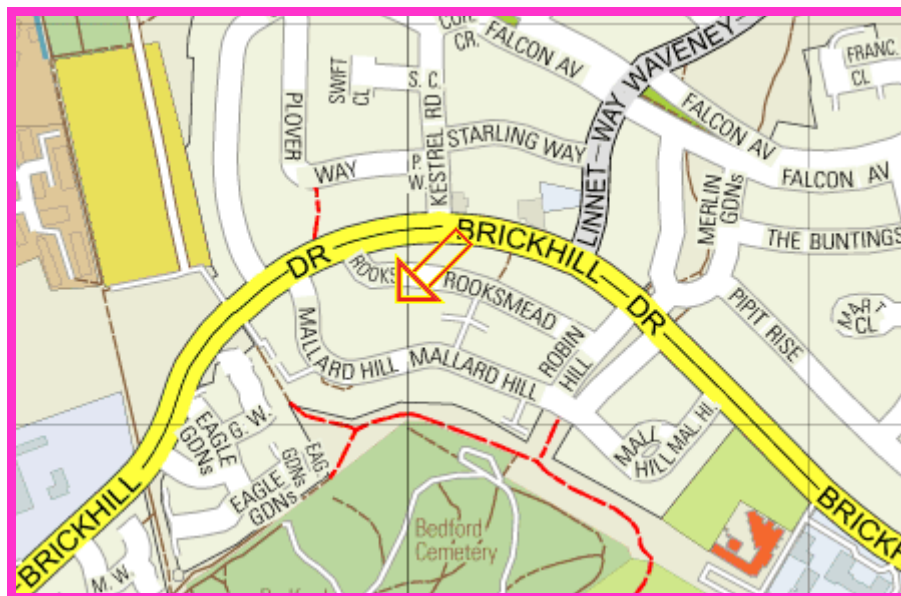
**PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.**

**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.

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**MAP:**



**EPC:**

**Energy Performance Certificate**

78, Rookmead, BEDFORD, MK41 7QY  
 Dwelling type: Mid-terrace house Reference number: 8031-7 129-6320-9248-9906  
 Date of assessment: 08 January 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 09 January 2019 Total floor area: 87 m<sup>2</sup>

**Use this document to:**

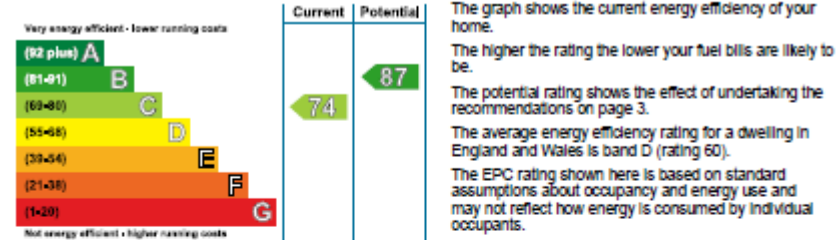
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,776</b>
<b>Over 3 years you could save</b>	<b>£ 225</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 189 over 3 years	
Heating	£ 1,212 over 3 years	£ 1,149 over 3 years	
Hot Water	£ 300 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 1,776</b>	<b>£ 1,551</b>	

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**

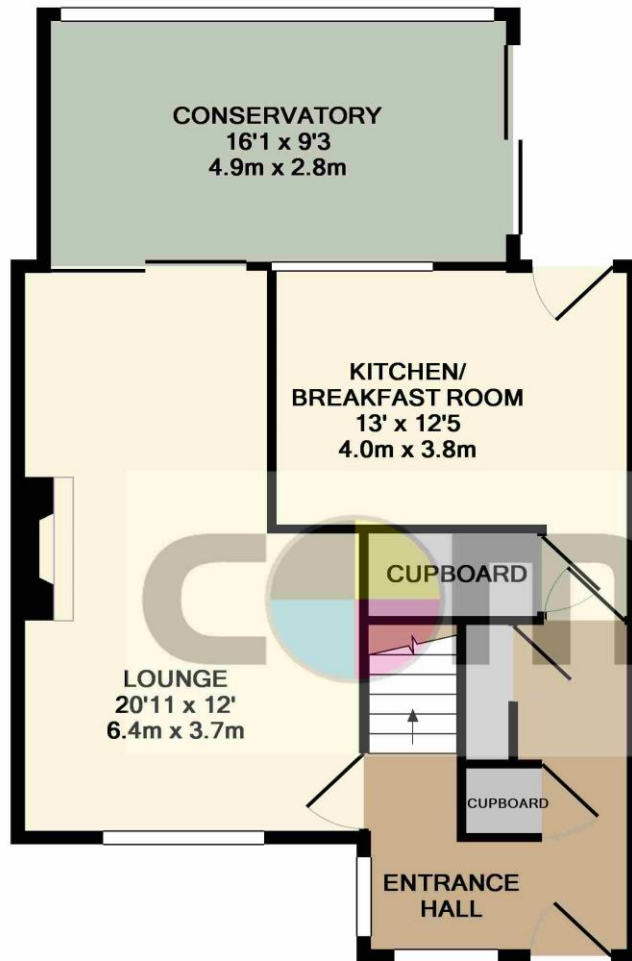


**Top actions you can take to save money and make your home more efficient**

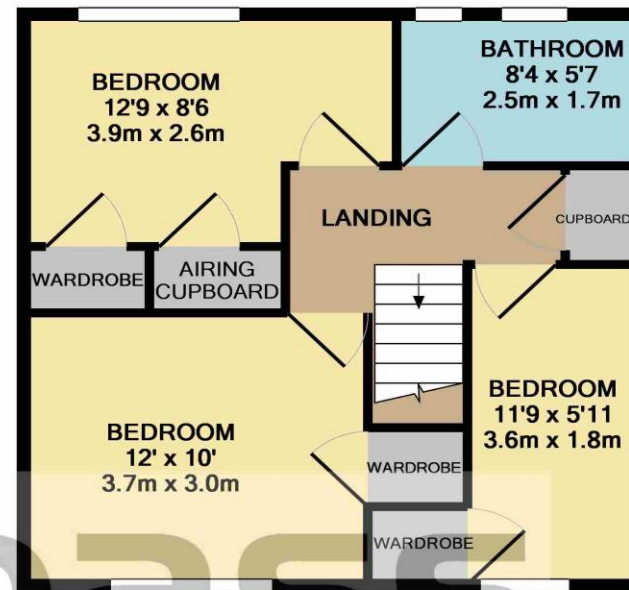
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 72
2 Low energy lighting for all fixed outlets	£20	£ 66
3 Solar water heating	£4,000 - £6,000	£ 87

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](http://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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 629 SQ.FT.  
(58.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 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

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