



**25 WHITBREAD AVENUE,
BEDFORD, MK42 9DY**

25 WHITBREAD AVENUE, BEDFORD, MK42 9DY FREEHOLD PRICE: £175,000

3 DOUBLE BEDROOM END TERRACE PROPERTY WITH NO UPWARD CHAIN.

A good opportunity to acquire this spacious 3 double bedroom bay fronted Victorian property, located just to the west of Bedford. The property offers light and airy accommodation over 2 floors and the layout is as follows: Enclosed frontage, entrance hall, 25ft lounge diner, a nice modern kitchen breakfast room fitted in oak fronted units with integrated oven, hob and extractor unit, space for fridge and plumbing for washing machine and breakfast bar, inner lobby, a 25ft lean-to on the side of the property and a 3 piece family bathroom suite. On the first floor: Large master bedroom to the front aspect and 2 further good size double bedrooms and an attractive and fully tiled family shower room comprising, WC, vanity sink and a good size corner shower cubicle. To the rear is a reasonable sized courtyard garden. The property also retains a good amount of storage space and is being offered for sale with no upward chain, so a quick completion could be available. **Room dimensions: Lounge/diner 25`5" x 11`6", kitchen breakfast room 17`7" x 8`11", lean to 25`8" x 4`8", bathroom 8`11" x 5`4", bedroom one 14`3" x 10`6", bedroom 11`11" x 9`2", bedroom 10`10" x 8`11", shower room 7`10" x 5`7".**

The property benefits from: double glazing, gas to radiator central heating via a Valliant combination boiler, integrated appliances, all 3 bedrooms being doubles and no upward chain.

The property is located The property is situated close to the picturesque River Ouse and is within walking distance to the mainline railway station offering fast & frequent commuter links to London & the North. Local shops and Bedford town centre are in close proximity for a variety of shopping needs together with the picturesque Embankment. Stafford Road falls within a good local authority school catchment for all age groups and is a stone's throw away from Bedford's South Wing hospital and good road links to the A1M, M1 and A6 trunk road are accessible via Bedford's southern bypass.

- 3 DOUBLE BEDROOMS
- 25FT OPEN PLAN LOUNGE DINER
- SPACIOUS KITCHEN BREAKFAST ROOM
- BATHROOM
- SHOWER ROOM
- SPACIOUS THROUGHOUT
- COURTYARD GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO UPWARD CHAIN

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

EPC:

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.

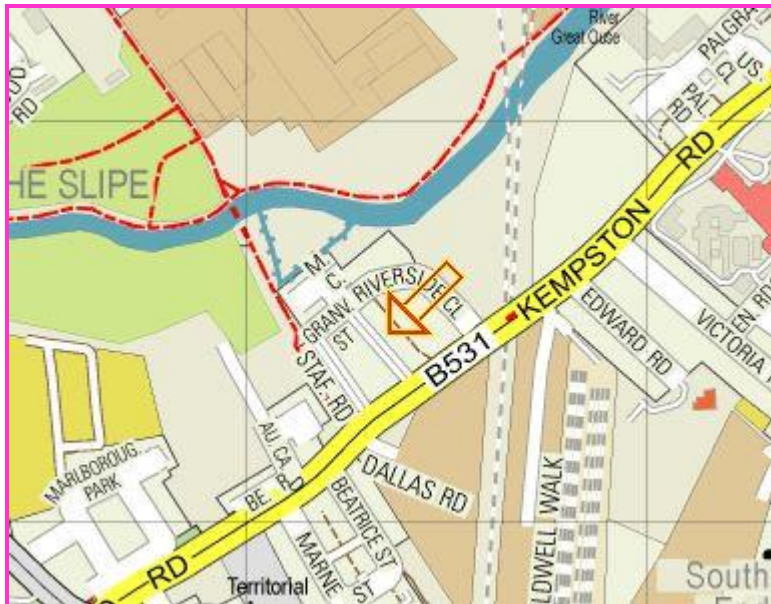
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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 eg 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 Executive 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 Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy Performance Certificate



25, Whitbread Avenue, BEDFORD, MK42 9DY

Dwelling type: End-terrace house
 Date of assessment: 22 October 2013
 Date of certificate: 22 October 2013
 Reference number: 2128-5935-7240-1857-4920
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 98 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

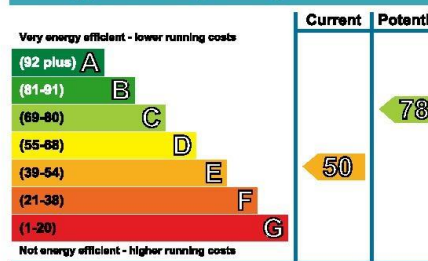
Estimated energy costs of dwelling for 3 years:	£ 3,603
Over 3 years you could save	£ 1,356

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 165 over 3 years	
Heating	£ 3,105 over 3 years	£ 1,878 over 3 years	
Hot Water	£ 285 over 3 years	£ 204 over 3 years	
Totals	£ 3,603	£ 2,247	

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



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

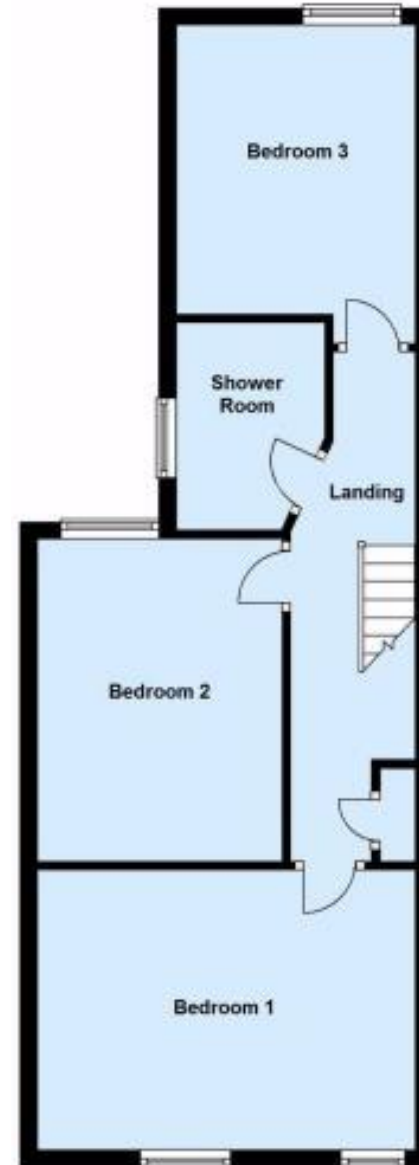
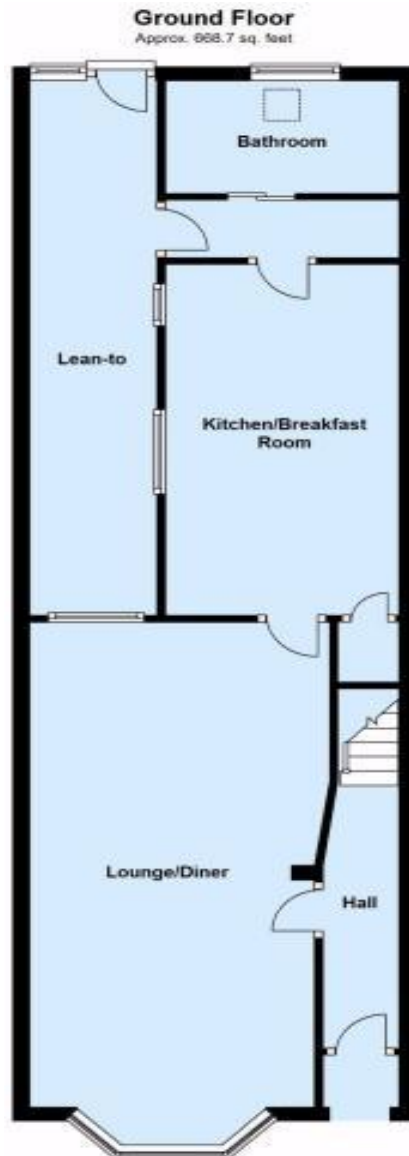
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,080
2 Floor Insulation	£800 - £1,200	£ 153
3 Low energy lighting for all fixed outlets	£15	£ 42

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:

First Floor
Approx. 480.7 sq. feet











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