



**6 POWIS ROAD, PUTNOE,
BEDFORD, MK41 0DQ**

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FREEHOLD PRICE: £270,000

AN EXTENDED 3 DOUBLE BEDROOM END TERRACE HOME IN A POPULAR AND QUIET LOCATION.

A tastefully extended and well-presented 3 double bedroom property located in a quiet position within the ever popular and desirable area of Putnoe. The property is in 'move-in' condition and offers well balanced, light airy and spacious accommodation over 2 floors and an internal inspection comes recommended to fully appreciate the quality within and the location. The layout is as follows: Entrance porch to a spacious dining room with double part-glazed doors leading to a front to back lounge with sliding doors to the patio and rear garden, inner hallway, the modern kitchen is fitted in cream fronted eye and base level units with integrated Bosch oven, hob and dishwasher, Indesit washing machine and a low level fridge and freezer, ample rolled edge work tops with complimentary tiling. On the first floor: Large master bedroom, 2 further double bedrooms and an attractive fully tiled family bath/shower room. Externally: low maintenance frontage enclosed by a brick-built wall and a good size and non-overlooked rear garden predominantly laid to lawn and patio with well stocked borders and mature trees. The single garage has power and light and can also be accessed from the rear garden. A very well-presented spacious property in a good location.

The property benefits from: gas to radiator central heating via a Glow Worm boiler, UPVC double glazed doors and windows, fitted kitchen with integrated appliances, quiet location, in lovely decorative order throughout and is offered for sale with no upward chain.

The property is located within walking distance to local shops for day-to-day necessities, a library, a Doctor's and Dentist's surgery and a Public House/Restaurant. Bedford town centre is a short drive away for extensive shopping facilities. Putnoe Woods and the Mowsbury 18-hole municipal golf course are in the locality for leisure activities, and the mainline railway station can be found on the Western fringe of Bedford town centre offering fast and frequent commuter links to London and the North. Excellent vehicular access to the A1M, M1 junction 13 and A6 trunk road can all be sourced via the Bedford Southern bypass. The property also falls within a good local authority school catchment for all age groups and the highly regarded Harpur Trust private schooling can be found in Bedford town centre.

- | | |
|-------------------------|------------------------|
| - 3 DOUBLE BEDROOMS | - BATH/SHOWER ROOM |
| - SPACIOUS LOUNGE | - SINGLE GARAGE |
| - FITTED KITCHEN | - OFF ROAD PARKING |
| - LARGE DINING ROOM | - GENEROUS REAR GARDEN |
| - INTEGRATED APPLIANCES | - NO UPWARD CHAIN |

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

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.

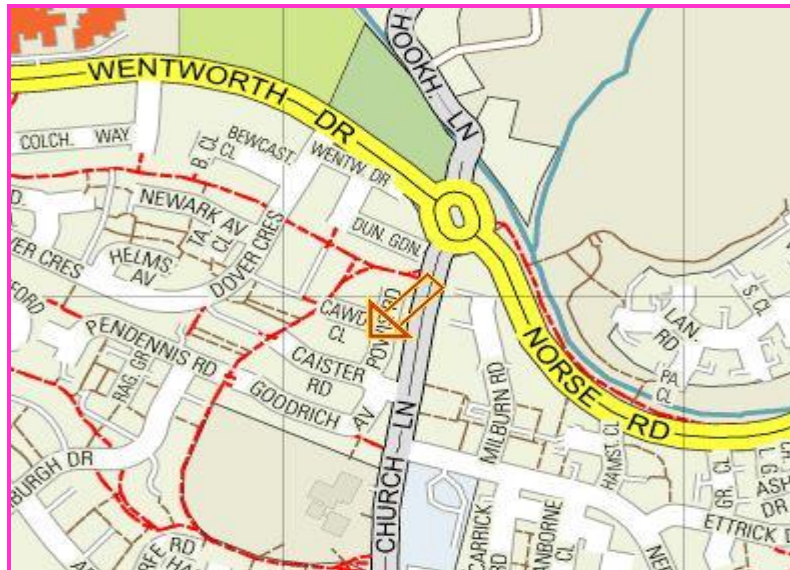
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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



6, Powis Road, BEDFORD, MK41 0DQ

Dwelling type: End-terrace house
Date of assessment: 12 March 2015
Date of certificate: 15 March 2015

Reference number: 9628-4040-7287-3945-1930
Type of assessment: RdSAP, existing dwelling
Total floor area: 124 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

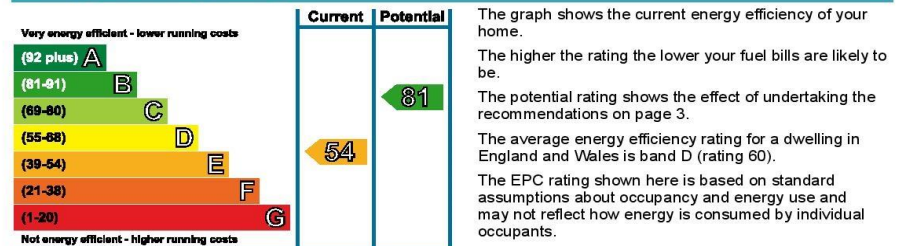
Estimated energy costs of dwelling for 3 years:	£ 4,356
Over 3 years you could save	£ 1,806

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 399 over 3 years	£ 228 over 3 years	
Heating	£ 3,351 over 3 years	£ 2,085 over 3 years	
Hot Water	£ 606 over 3 years	£ 237 over 3 years	
Totals	£ 4,356	£ 2,550	

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



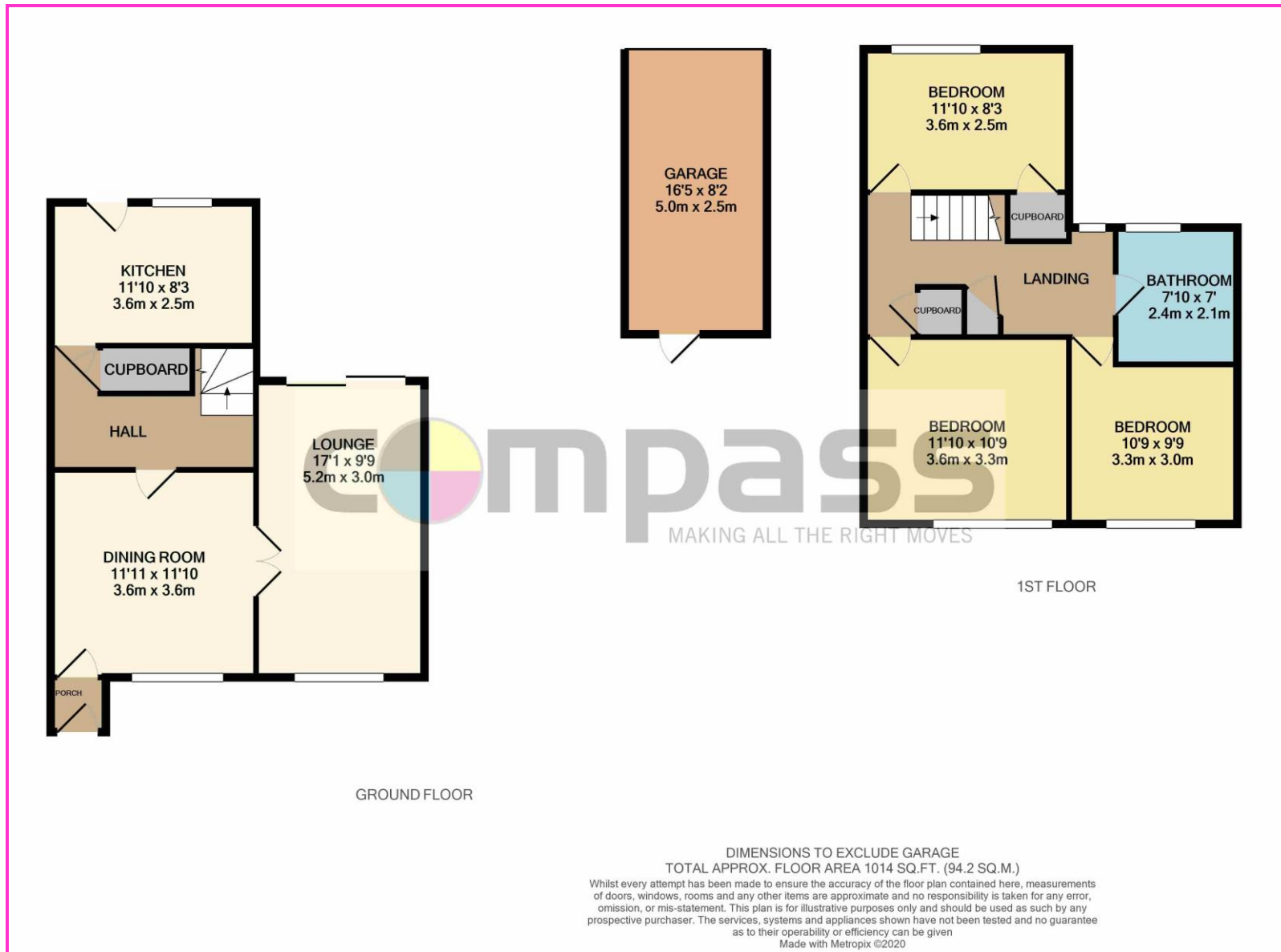
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 102
2 Cavity wall insulation	£500 - £1,500	£ 513
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 168

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:











compass

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