

St Johns Road, Moggerhanger, Moggerhanger, MK44 In the region of £325,000, Freehold



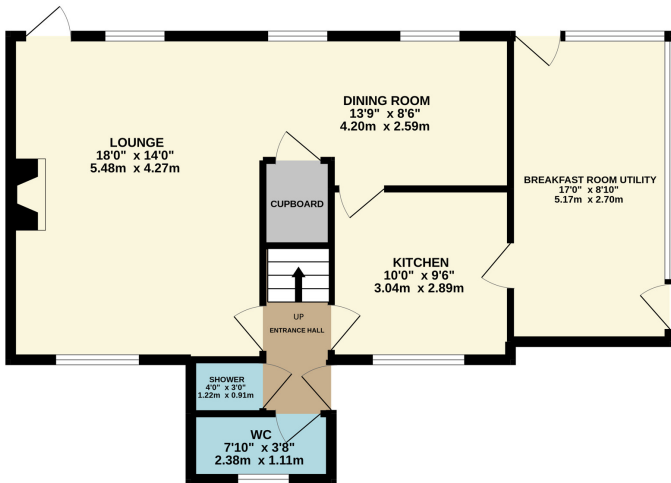
IN NEED OF REFURBISHMENT

Compass are pleased to offer for sale this 3 bedroom linked detached property. In need of full refurbishment throughout, this family home is located on a corner plot and would be ideal for those looking for a project.

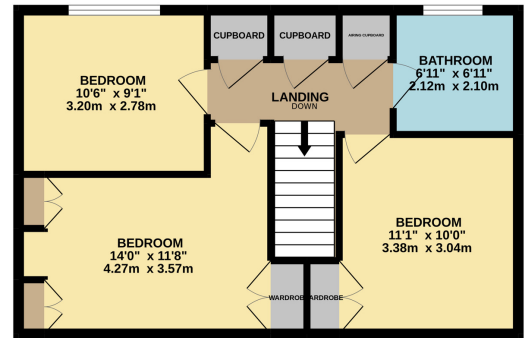




GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

IN NEED OF REFURBISHMENT

Compass are pleased to offer for sale this 3 bedroom linked detached property. In need of full refurbishment throughout, this family home is located on a corner plot and would be ideal for those looking for a project.

Accommodation briefly comprises to the ground floor: entrance hall, lounge/dining room, W/C and separate shower, kitchen with range of base and eye level units. To the first floor: a family bathroom and three double bedrooms with two of these having 'built-in' wardrobe/cupboard storage space.

Outside offers a driveway with a single garage and off-road parking, a flat roofed lean-to providing access to greenhouse and rear garden and an enclosed front garden predominantly laid to lawn.

LOCATION:

This property is situated in the popular village of Moggerhanger which is located between Bedford and Sandy on the A603, which is well placed for the A1 and the A421 bypass which links to the M1, Milton Keynes and Luton.

Local amenities include a primary school, parish church, playing fields and Moggerhanger Park which offers dining and countryside walks and a public house.

Further amenities are located in Sandy which is approximately 2 miles away and include a Tesco superstore and mainline railway station which feeds into London Kings Cross in approximately 40 minutes.

Call Compass Residential Homes to arrange your viewing.

COMPASS REQUIREMENTS:

Under the terms of the Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property via our firm.

Upon acceptance of an offer a client will be required 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.

These details are presented Subject to Contract and Without Prejudice as of NOVEMBER 2022.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		