

Manor Road, Bedford, MK41 Offers in excess of £490,000, Freehold



***RARELY AVAILABLE 4 FOUR BEDROOM
DETACHED HOUSE SITUATED IN THE SOUGHT
AFTER AREA OF GOLDINGTON***







Manor Road, MK41

Approximate Area = 148.08 sq m / 1594 sq ft
 (Including Garage & Shed)
 Garage = 14.86 sq m / 160 sq ft
 Shed = 3.16 sq m / 34 sq ft

Key:
 CH - Ceiling Height



Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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Long Description

****IMMACULATELY PRESENTED 4 FOUR BEDROOM DETACHED HOUSE SITUATED IN THE SOUGHT AFTER AREA OF GOLDINGTON****

Please call Compass Estate Agents to arrange your viewing.

E/Hall - Door to L Shaped Lounge Diner, Door to downstairs cloakroom, door to dining room, door to kitchen, stairs to first floor.

Washroom/Cloakroom

Lounge/ Diner - Feature fireplace, patio doors to conservatory.

Kitchen - Quartz worktops, Built in Oven & microwave, Warming drawer, 5pc Neff hob & extractor, space for washer / dryer. Built in cupboard housing boiler, small island with seating area, tv point, door to rear garden.

Landing - Doors to all bedrooms, door to family bathroom, built in cupboard, loft hatch.

Bedroom 1 - Ensuite with double shower, heated towel rail, wash basin with cupboard.

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom - bath with shower over & separate shower cubicle.

Front Garden - Small lawned area but mainly paved, off road parking for 2-3 cars with single garage

Rear Garden - south facing, mainly laid to lawn with shrubs & borders, rear side of garden has composite fence panels.

New kerdine flooring downstairs including entrance hall, W/C & kitchen.

Approximate build date is 1991 build and is newly refurbished.

COMPASS REQUIREMENTS:

Under the Money Laundering Act 2004 we are required to obtain photographic identification of any person(s) purchasing a property via our company.

Upon acceptance of an offer a client(s) 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 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.

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