

St Leonards Street, Bedford, Bedford, MK42 £245,000, Freehold



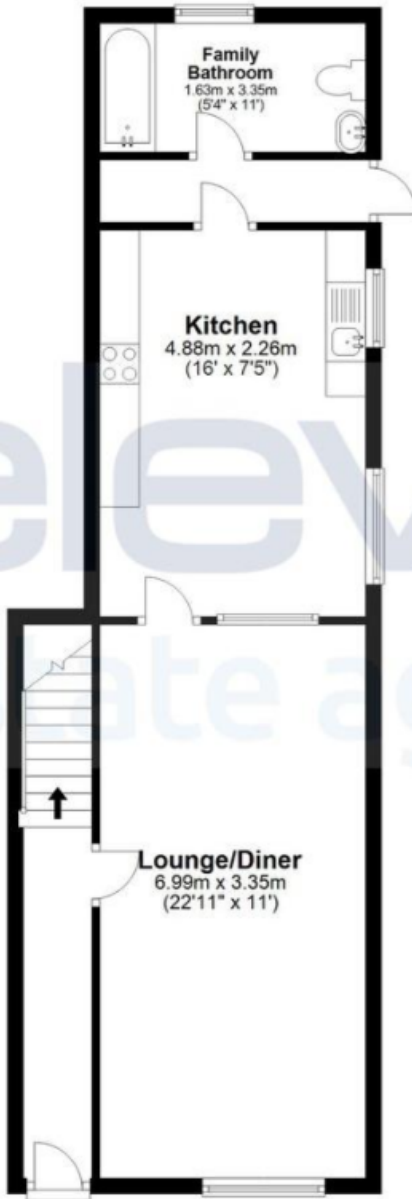
****PERECT FOR FIRST TIME BUYERS or INVESTORS
& NO UPWARD CHAIN****

A great sized 3 bedroom property with two double bedrooms located within walking distance of the town centre.





Ground Floor



First Floor



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

****PERECT FOR FIRST TIME BUYERS or INVESTORS & NO UPWARD CHAIN****

A great sized 3 bedroom property with two double bedrooms located within walking distance of the town centre.

Compass Estate Agents are delighted to bring to the market this 3 bedroom terrace family home located within a short distance of Bedford's Town Centre Amenities.

In brief, the property comprises of a welcoming entrance hall, spacious lounge/diner, galley style kitchen and utility area which leads to the family bathroom.

On the first floor you will two double bedrooms and a spacious single. Externally you have a private rear garden and on road parking to the front.

The property is situated in close proximity to the River Great Ouse and picturesque Embankment & Bedford town centre for extensive shopping facilities.

The mainline railway station is within walking distance and offers fast & frequent commuter links to London & the North. Good vehicular access to the A1M, M1 and A6 trunk road can be sourced via the A421 Bedford Southern bypass which also gives good access to Milton Keynes.

The property also falls withing a good local authority school catchment for all age groups.

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 DECEMBER 2022.