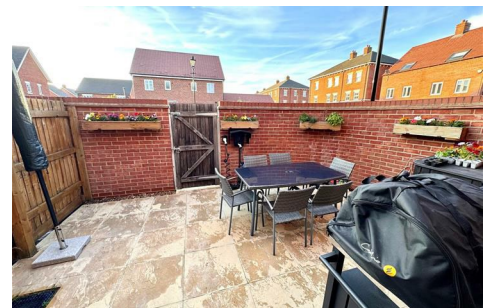




Terrington Place, Great Denham, Bedford, MK40 4UA
Offers over £265,000 Freehold



A superbly presented 2 bedroom semi detached property ideally tucked away in this quiet cul de sac in Great Denham. Being well presented throughout, this fantastic property offers an entrance hall with a modern cloakroom leading through to an light and airy open planned lounge/kitchen/diner with fitted kitchen units and a door leading out to the garden. Upstairs you will find a spacious master bedroom, bedroom 2 and a stylish shower room. On the outside the property boasts its own enclosed private patio garden area with gated access leading into the parking courtyard and an allocated parking space. Being just a short walk to local amenities, the Great Denham Country Park and with excellent road links, this property would make the ideal first home or investment purchase.

Entrance Hall

WC

Living/Kitchen/Dining Room

15'7 x 16'6 (4.75m x 5.03m)

Landing

Bedroom 1

13' x 8'6 (3.96m x 2.59m)

Bedroom 2

7'10 x 6'8 (2.39m x 2.03m)

Shower Room

Enclosed Rear Garden

One Allocated Parking Space

Great Denham

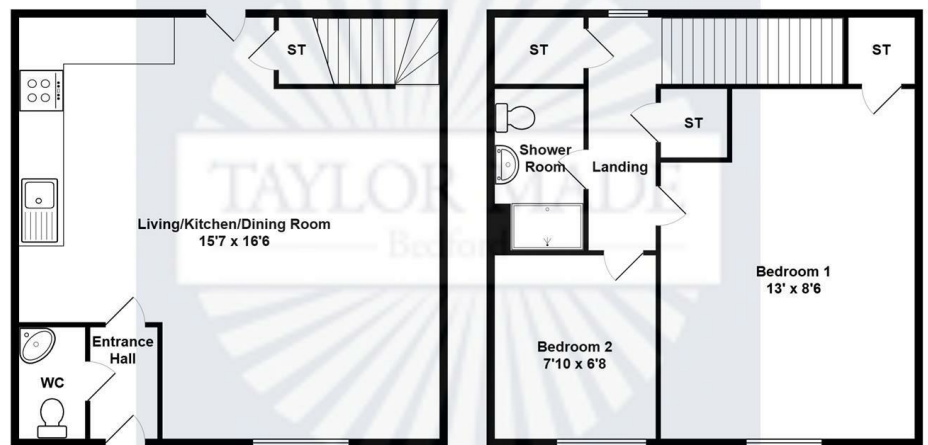
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding Ofsted rating. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

Service Charges

Service Charge - £249 per annum

Council Tax: Bedford Borough C

Terrington Place, Great Denham, MK40 4UA



Total Area: 53 SqM = 570.5SqFt

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.



Energy Efficiency Rating	Current	Future
Very energy efficient - lower running costs	A	A
Energy efficient - lower running costs	B	B
Decent energy efficiency - lower running costs	C	C
Decent energy efficiency - lower running costs	D	D
Decent energy efficiency - lower running costs	E	E
Decent energy efficiency - lower running costs	F	F
Decent energy efficiency - lower running costs	G	G
Not energy efficient - higher running costs		
England & Wales	81	96
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Future
Very environmentally friendly - lower CO ₂ emissions	A	A
Environmentally friendly - lower CO ₂ emissions	B	B
Decent environmental friendliness - lower CO ₂ emissions	C	C
Decent environmental friendliness - lower CO ₂ emissions	D	D
Decent environmental friendliness - lower CO ₂ emissions	E	E
Decent environmental friendliness - lower CO ₂ emissions	F	F
Decent environmental friendliness - lower CO ₂ emissions	G	G
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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