



Avon Drive, Brickhill, Bedford, MK41 7AE
Guide price £350,000 Freehold



Introducing this 3 bedroom semi detached property in need of modernisation with plenty of scope to extend (STPP) situated in this popular location overlooking open space in Brickhill. Internally on the ground floor the property has an internal entrance porch, a hallway leading into the kitchen and a spacious lounge/dining area with doors to the conservatory. On the first floor there are 3 good size bedrooms and a family bathroom. Externally you have the benefit of a large rear garden, front garden, a driveway and garage. Being offered for sale with no upward chain, viewings are highly recommend to appreciate the potential of this fantastic family home.

Internal Porch

Entrance Hall

Dining Area

9'10 x 8'10 (3.00m x 2.69m)

Lounge Area

14'0 x 12'5 (4.27m x 3.78m)

Kitchen

9'11 x 9'10 (3.02m x 3.00m)

Conservatory

15'6 x 8'11 (4.72m x 2.72m)

Stairs to Landing

Bedroom 1

13'11 x 11'0 (4.24m x 3.35m)

Bedroom 2

11'0 x 9'11 (3.35m x 3.02m)

Bedroom 3

9'8 (max) x 7'10 (2.95m (max) x 2.39m)

Bathroom

7'10 x 6'2 (2.39m x 1.88m)

Garden

Garage & Driveway

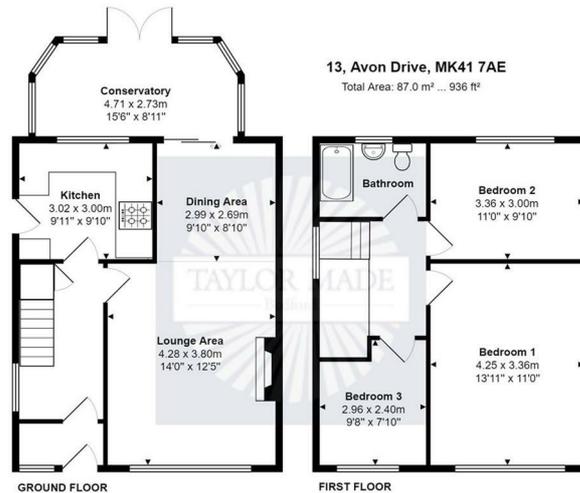
Brickhill

Brickhill is a popular location to the north of Bedford ideally situated within walking distance to a parade of shops on Brickhill Drive for day to day necessities & is on a regular bus route to Bedford town centre for extensive shopping facilities. The Victorian 60 acre Bedford Park is a short distance away with the Robinson pool & gymnasium for leisure activities & peaceful walks. The property falls within a well-regarded local authority school catchment for all age groups & the private Harpur Trust schools can be found in Bedford town centre and the Pilgrim Pre preparatory school is a short walk away. The mainline railway station is on the western fringe of Bedford town centre offering fast & frequent commuter links to London & the North and excellent vehicular access to the A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass.

Council Tax: Bedford Borough D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	67	A	B
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>			
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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 approximate. 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.

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 2024.



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