



**Bradgate Road, , Bedford, MK40 3GB**

**£275,000 Freehold**



**LOCATION LOCATION**, A unique opportunity to acquire this freehold coach house situated in a cul de sac location, close to local amenities and the town centre.

This two bedroom home is presented in excellent decorative order and has the benefits of gas central heating to radiators, a private balcony and 2 allocated parking spaces. The property briefly comprises ent hall with stairs to the first floor, large L-shaped lounge/Diner with french doors to the balcony, fitted kitchen with appliances, two good size bedrooms and a modern family bathroom. Externally there is a communal courtyard for parking with two spaces allocated, a large understairs cupboard accessed externally and the balcony which is enclosed by a low level brick wall and has a access to a large walk in storage area.

Early viewing is strongly recommended.

## Lounge/Diner

18'0" max x 17'10" max (5.51m max x 5.44m max)

## Kitchen

8'09 x 7'10 (2.67m x 2.39m)

## Landing

## Bedroom 1

11'03 x 10'10 (3.43m x 3.30m)

## Bedroom 2

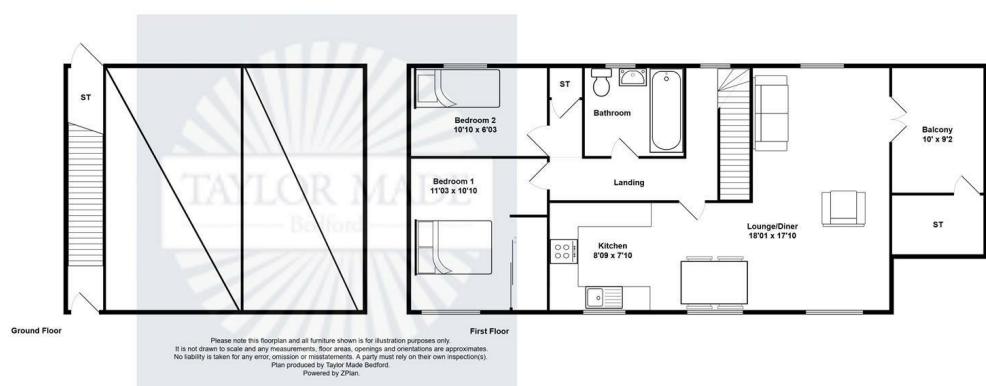
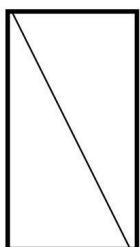
10'10 x 6'03 (3.30m x 1.91m)

## Bathroom

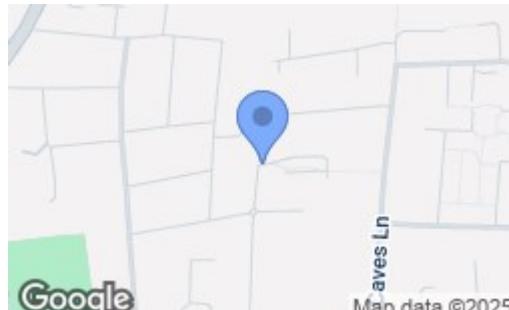
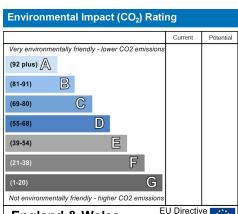
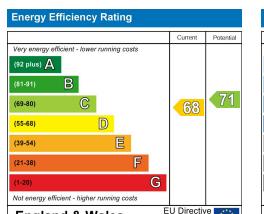
## Balcony

10' x 9'2 (3.05m x 2.79m)

## Storage



Council Tax: Bedford B



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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