



CRANES

22 Bowling Green Road, Cranfield, MK43 0ET

Offers In Excess Of £400,000





22 Bowling Green Road

Bedford, MK43 0ET

- LINK DETACHED
- LARGE PRIVATE REAR GARDEN
- REFITTED CLOAKROOM & BATHROOM
- NEWLY FITTED WINDOWS AND DOORS
- CUL DE SAC LOCATION
- REFITTED KITCHEN
- CONSERVATORY/DINING ROOM

A fully refurbished three bedroom detached property situated in a quiet cul-de-sac location close to the centre of Cranfield.

Offered for sale in excellent condition throughout the property has been refurbished from top to bottom and now benefits from a newly refitted kitchen, bathroom and cloakroom. It has also been redecorated throughout.

The accommodation comprises of an entrance hall, cloakroom, kitchen, living room, conservatory currently used as a dining room, 3 bedrooms and a bathroom. Externally there is a front garden with a driveway to the garage and a really good size rear garden that is not overlooked.



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ENTRANCE HALL

CLOAKROOM

KITCHEN/ DINER

18'9" x 9'2" (5.74 x 2.8)

CONSERVATORY

BEDROOM ONE

12'11" x 7'11" (3.95 x 2.42)

BEDROOM TWO

12'11" x 7'11" (3.95 x 2.42)

BEDROOM THREE

11'8" x 10'4" (3.56 x 3.16)

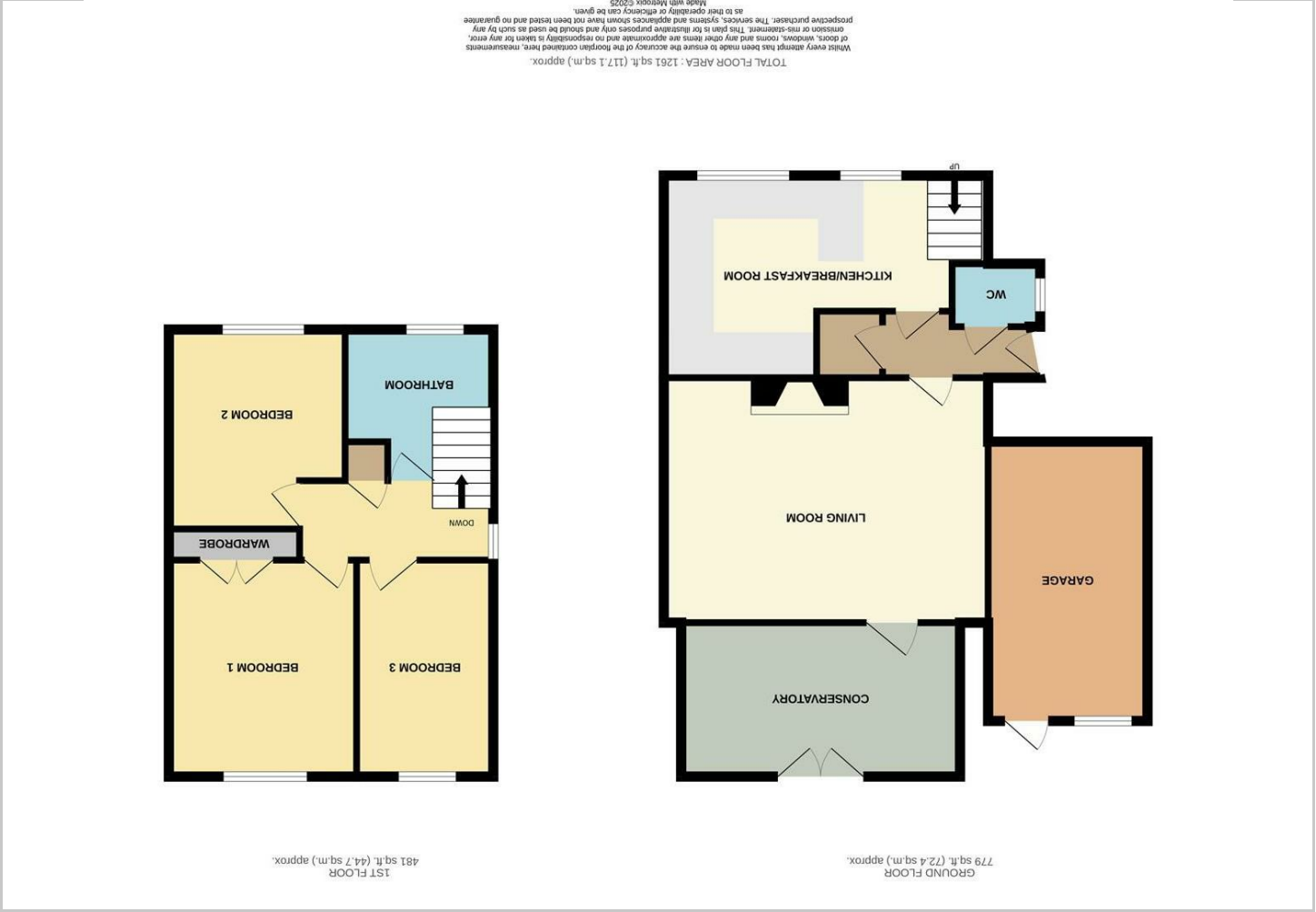
BATHROOM

8'1" x 7'4" (2.48 x 2.26)





Floor Plans



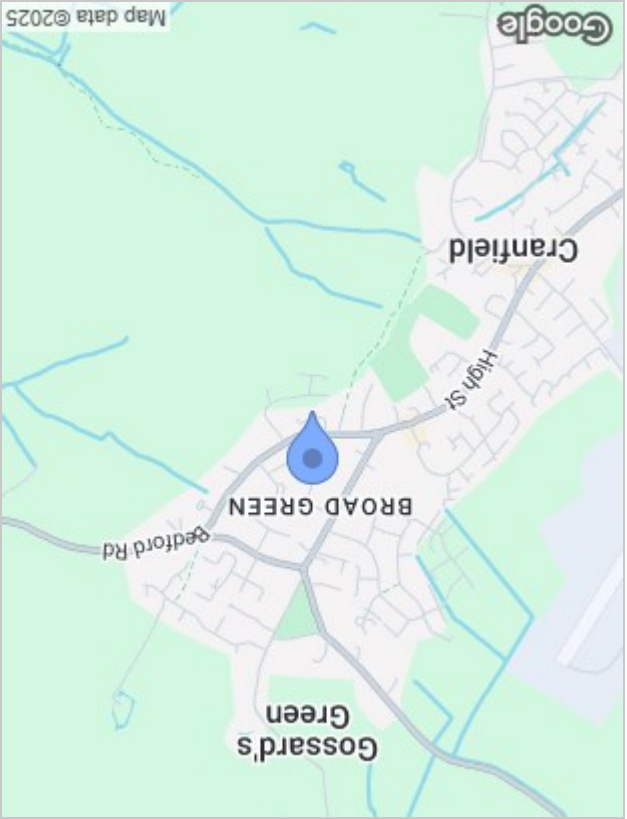
Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
 EU Directive 2002/91/EC	Current	Potential
	67	82
England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-30)		
E (31-40)		
D (41-50)		
C (51-60)		
B (61-80)		
A (81-100)		
Very energy efficient - lower running costs		

Energy Performance Graph



Location Map