



Avon Drive, Bedford, MK41 7UT
£425,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this wonderful two bedroomed detached corner plot bungalow situated in Brickhill. The property has two double bedrooms, 18' lounge area, dining area and a fully refitted kitchen. There are two double bedrooms with the master recently being fitted out in a range of grey "Sharps" bedroom furniture. The garden is a gardeners dream! Its a great size corner plot that is predominately South facing and has been very well maintained. There is a single garage complete with electric door. The bungalow is in great condition and is ready for the next owner to simply move straight in.

This property is situated on Avon Drive in the highly desirable and sought after location in Bedford. The property also benefits from being within easy access to Bedford Town Centre, with many schools, shopping and leisure facilities, a train service with direct routes into the capital, a local parade of shops and a Doctors and Dentist surgery. Bedford Park is located a short walk away, where many leisure facilities can be enjoyed such as tennis, football, swimming and there is also a bowling green. There are also local shops within walking distance.

This is a great bungalow and viewing is highly recommended.

Entrance

Entrance Lobby

Entrance Hall

Lounge Area

18'8 x 12'9 (5.69m x 3.89m)

Dining Area

8'9 x 8'4 (2.67m x 2.54m)





Kitchen
11'5 x 8'5 (3.48m x 2.57m)

Bedroom One
14'4 x 9'7 (4.37m x 2.92m)

Bedroom Two
11'2 x 9'4 (3.40m x 2.84m)

Shower room
8' x 6'8 (2.44m x 2.03m)

Outside

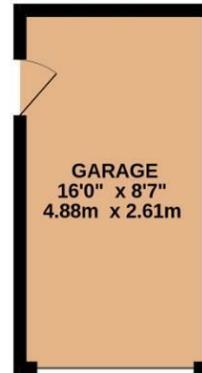
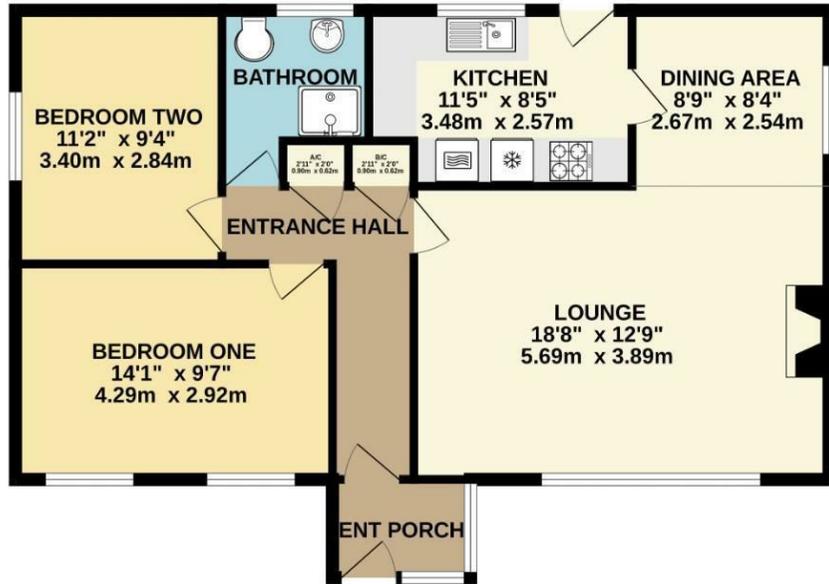
Front Garden

Rear garden

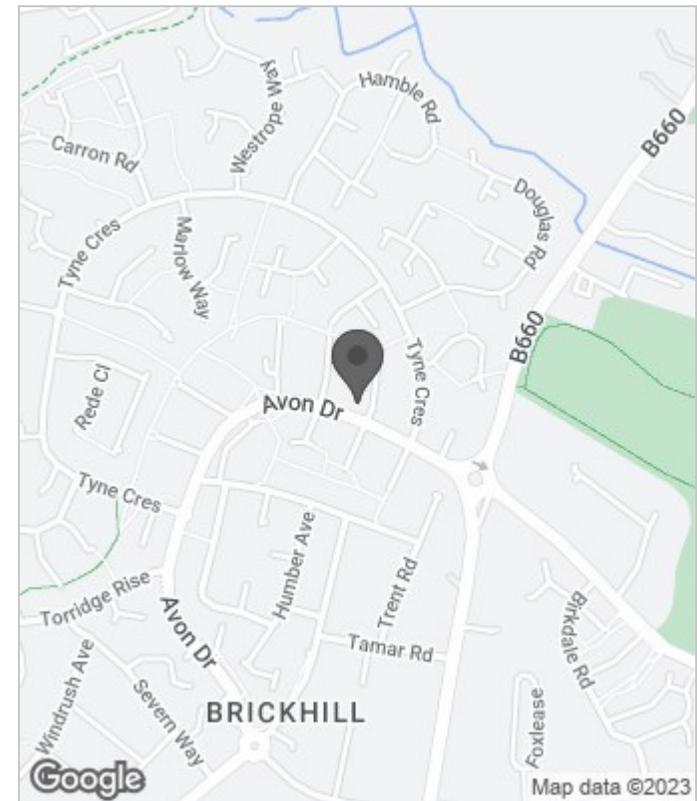
Garage



GROUND FLOOR
928 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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