



8 Simdins, Cranfield, Bedford, MK43 0BZ

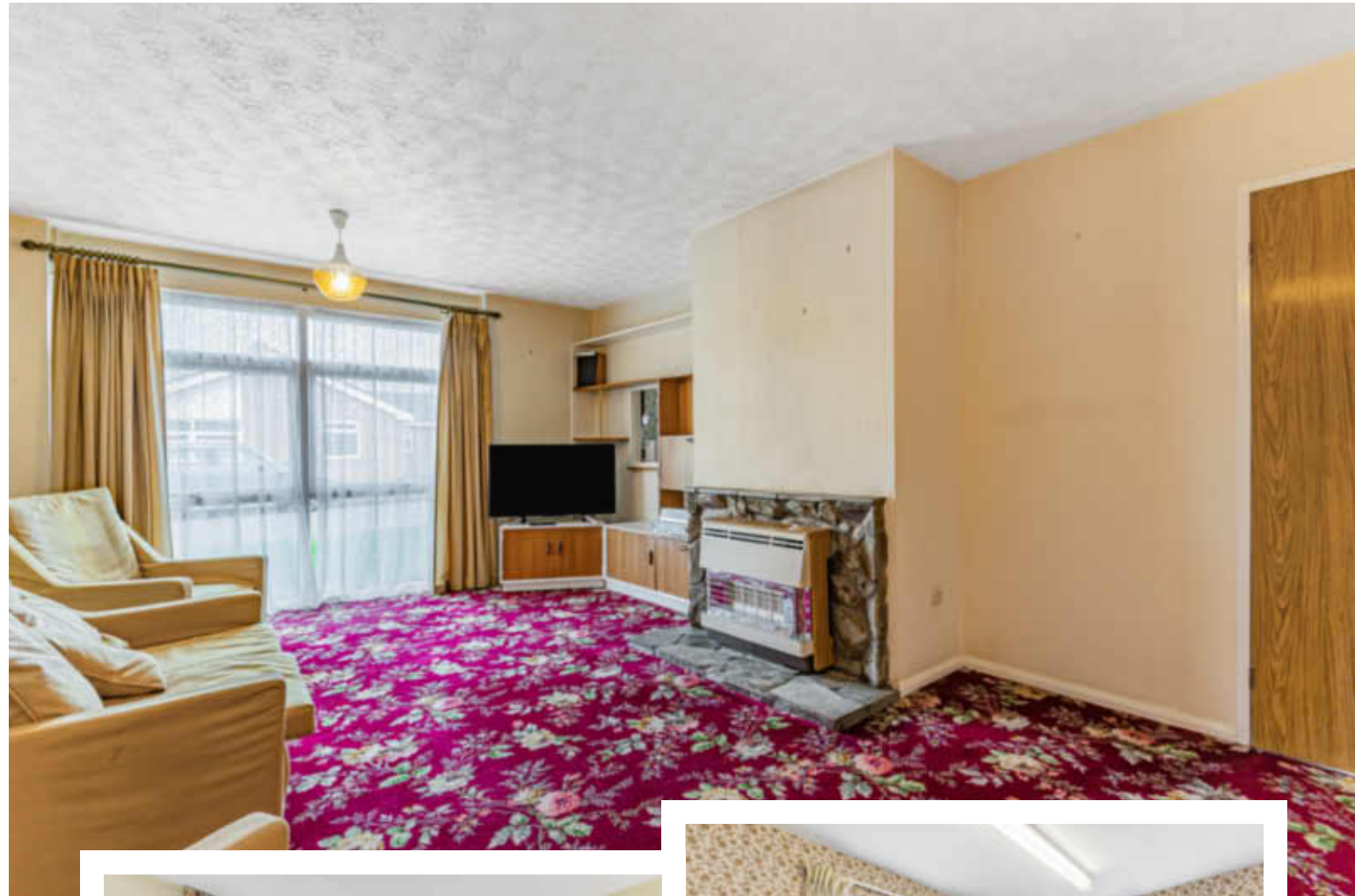


8 Simdims,  
Cranfield,  
Bedford,  
MK43 0BZ

Price £325,000

Detached bungalow offered  
with no upward chain...

- No onward chain
- Refurbishment required
- Gas central heating
- Two bedrooms
- Lounge/diner
- Off road parking
- Garage



- Council Tax Band D
- Energy Efficiency Rating D

## This is a great opportunity to bring this property back to life...



We are pleased to offer for sale this two bedroom detached bungalow with no onward chain.

The bungalow is in need of modernisation but this is a great opportunity to bring this property back to life.

The accommodation comprises an entrance porch and hall, two bedrooms, a bathroom, a living room and a kitchen.

To the exterior there is a large front garden and a driveway. To the rear the south east facing garden is low maintenance and laid mostly to lawn. There is a larger than average garage.

Cranfield lies some ten miles south west of Bedford and is just nine miles from Central Milton Keynes. Excellent rail and road links lie

between both including the A421 that connects the A1 at the Black Cat roundabout with the M1 at Junction 13.

The Cranfield has two Public Houses, a football club, hairdressers, hardware store, several take-away restaurants, two small supermarkets and two car dealerships. There is also a surgery and dentist's practice along with a pharmacy. Cranfield is home to the renowned university and has three schools, three parks and a multi-use games area.

Bedford Railway Station • 10 miles

Milton Keynes • 9 miles

A1 Black Cat Roundabout • 18 miles

M1 Junction 13 • 5 miles

Luton Airport • 22 miles

Stansted Airport • 53 miles

London • 51 miles





## Simdims, Cranfield, Bedford, MK43

Approximate Area = 841 sq ft / 78.2 sq m (excludes garage)

Garage = 263 sq ft / 24.4 sq m

Total = 1104 sq ft / 102.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhvacan 2022. Produced for Lane & Holmes REF: 832148.

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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

