



## 1 Waveney Avenue

Bedford, MK41 7EB

Lane and Holmes are pleased to offer for sale this detached property on Waveney Avenue in the heart of Brickhill.

In brief the accommodation includes an entrance hall, separate reception rooms and a kitchen, whilst the first floor provides three bedrooms, a fitted family bathroom and a separate cloakroom.

Externally there is a garage and driveway providing off road parking for numerous vehicles and there is a secluded rear garden with patio lawn and mature trees and bushes.

Further benefits include double glazing and the property is available with no onward chain.

The house is positioned in a very convenient location, two miles from Bedford town centre and close to two local shopping parades and local schooling. The property also gives easy access to Bedford's bypass and mainline train station.

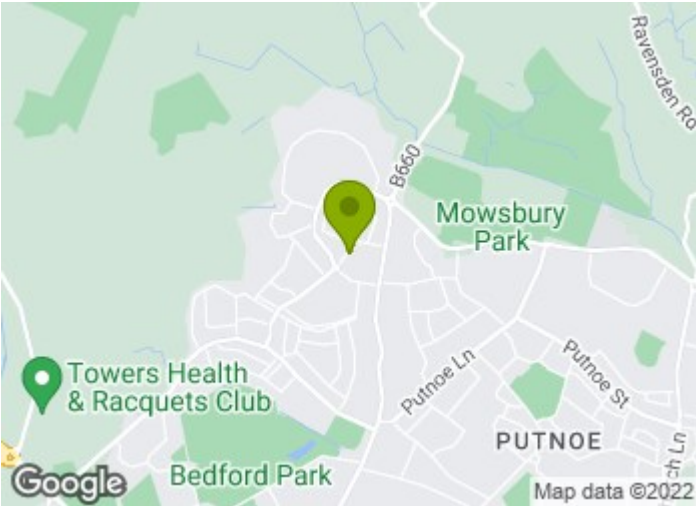
**Price £349,950**

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- Full refurbishment required
- No Chain
- Three bedrooms
- Separate reception rooms
- Garage
- Ample frontage
- Secluded garden
- Close to amenities



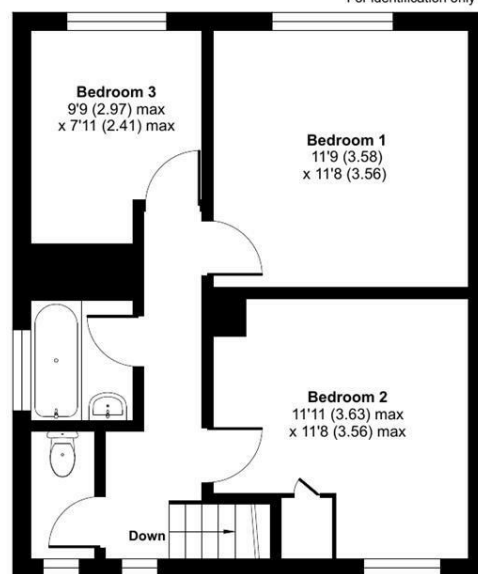
Directions





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For identification only - Not to scale



### FIRST FLOOR

## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		<p>52</p>	<p>82</p>
<p>Not energy efficient - higher running costs</p>		<p>EU Directive 2002/91/EC</p>	





