



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

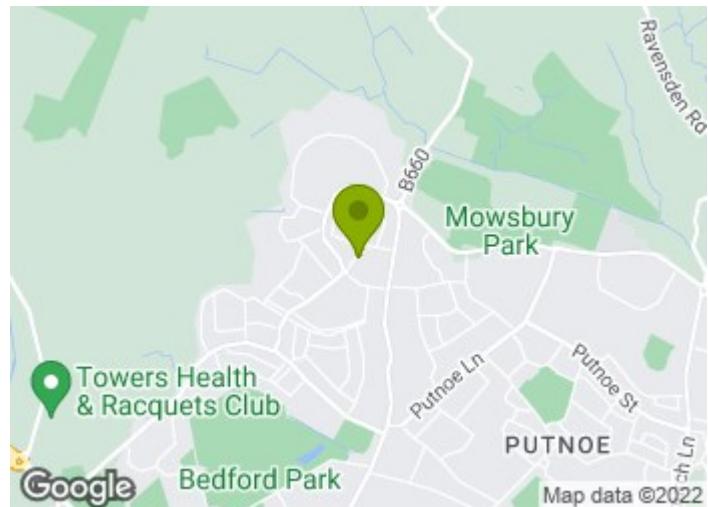


1 Waveney Avenue

Bedford, MK41 7EB



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



Directions





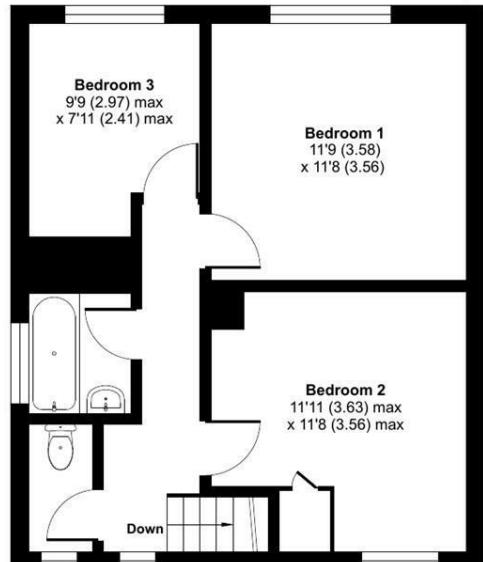
Floor Plan



Waveney Avenue, Bedford, MK41

Approximate Area = 966 sq ft / 90 sq m (excludes garage & store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022. Produced for Lane & Holmes. REF: 910172

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		52
(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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