



## 15 Cutcliffe Place , Bedford, MK40 4DF

We are delighted to offer for sale by Informal Tender this three bedroom detached family home that sits on a plot approaching 0.22 acres within little more than ten minutes' walking distance of Bedford station making it ideal for the commuter or those regularly using the mainline train service. The property was built in 1922, with later additions, and has been occupied by the same family for about sixty years. A wonderful Wisteria climbs across the front of the property and partly conceals the entrance porch covering the front door that gives access to the entrance hall. Stairs rise from the ground floor to the first floor and the dining room, garden room, study, cloakroom and kitchen all take their access off the entrance hall. Further rooms include the living room and utility room and there is also a large boiler cupboard off the entrance hall. The first floor has three double bedrooms served by a family bathroom. Additional benefits include some PVCu replacement double glazed windows and gas fired central heating. The property sits on what was originally planned as a double plot and lends itself to extension, refurbishment and redevelopment subject to any necessary planning consent. There are mature gardens to the front and rear and a gated driveway leads to a single garage, carport and off road parking. Cutcliffe Place is a popular, quiet residential location just off Bromham Road on the west side of Bedford making access to Milton Keynes very easy and also to Bedford's excellent road network allowing access to the M1, A1 and A6. There is good local shopping and Bedford's town centre for further shopping, recreational and schooling opportunities is within walking distance. Best and final offers are invited by noon on Friday 6th August 2021 and should be submitted on the form of tender available upon request. Bedford Railway Station 0.6 miles • Milton Keynes 17 miles • A1 Black Cat Roundabout 11 miles • M1 Junction 13 12 miles • Luton Airport 30 miles • Stansted Airport 58

**Guide Price £500,000**



# 15 Cutcliffe Place

, Bedford, MK40 4DF



- For sale by informal tenderIn need of refurbishment  
Entrance hallKitchen/breakfast roomUtility  
roomStudyGarden roomGarage and carportPlot  
approaching 0.22 acresTen minutes' walking distance  
to Bedford
- We are delighted to offer for sale by Informal Tender  
this three bedroom detached family home that sits on  
a plot approaching 0.22 acres within little more than  
ten minutes' walking distance of Bedford



[Directions](#)



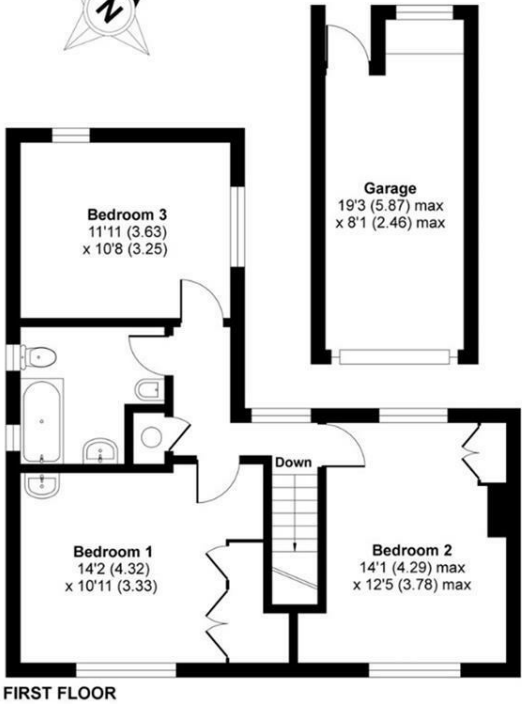
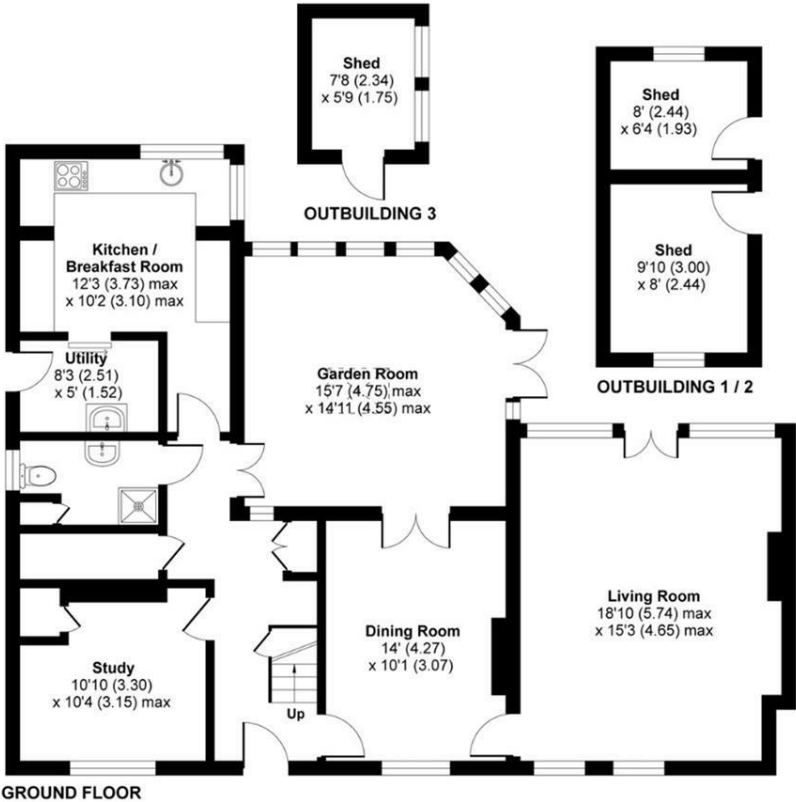




Floor Plan

Cutcliffe Place, Bedford, MK40

Approximate Area = 1791 sq ft / 166 sq m (excludes garage)  
Outbuilding = 176 sq ft / 16 sq m  
Total = 1967 sq ft / 182 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lane & Holmes. REF: 749049

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

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