



**6 RYTON CLOSE, BRICKHILL,
BEDFORD, MK41 7XA**

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FREEHOLD PRICE: £279,950

A 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW IN A QUIET LOCATION IN BRICKHILL.

A good opportunity to purchase this well presented and quietly situated 2 double bedroom semi detached bungalow located on a quiet residential road in the heart of the ever popular Brickhill. The bungalow is approached by a generous low maintenance frontage with off road parking for 3 cars leading to a detached single garage. The main entrance hall gives direct access to a fitted kitchen with ample eye and base level units, integrated oven, hob, extractor and fridge freezer. The 17ft lounge diner is to the rear aspect and overlooking a spacious rear garden. The inner hallway leads to 2 x good size double bedrooms and a wet room with electric shower. Externally the frontage is of low maintenance with a large gravelled area and shrubs and the rear garden is predominantly laid to patio and gravel area with shrub borders all enclosed by 6ft closed board timber fencing and with a very sunny aspect.

The property benefits from: gas to radiator central heating via a Logic combination boiler, UPVC double glazed doors and windows, UPVC soffits and fascias, fitted kitchen with integrated appliances and is located in a quiet residential area.

The property is situated within walking distance to local shops, Mowsbury Park and the 18-hole municipal golf course and is on a regular bus route into Bedford town centre for extensive shopping facilities. The property falls within a very good local authority school catchment for all age groups and the mainline railway station is on the Western fringe of Bedford town centre offering fast & frequent commuter links to London & the North. Good vehicular access to the A1M, M1 and A6 trunk road can be sourced via the easily accessible Bedford southern bypass.

- | | |
|--------------------------|---------------------|
| - 2 DOUBLE BEDROOMS | - SUNNY REAR GARDEN |
| - OPEN PLAN LOUNGE DINER | - SINGLE GARAGE |
| - FITTED KITCHEN | - OFF ROAD PARKING |
| - WET ROOM | - IN NICE ORDER |
| - INTEGRATED APPLIANCES | - NO UPWARD CHAIN |

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

EPC:

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Executive Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy Performance Certificate



6, Ryton Close, BEDFORD, MK41 7XA

Dwelling type: Semi-detached bungalow
Date of assessment: 21 October 2013
Date of certificate: 21 October 2013

Reference number: 2598-9921-7230-1047-4920
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,166

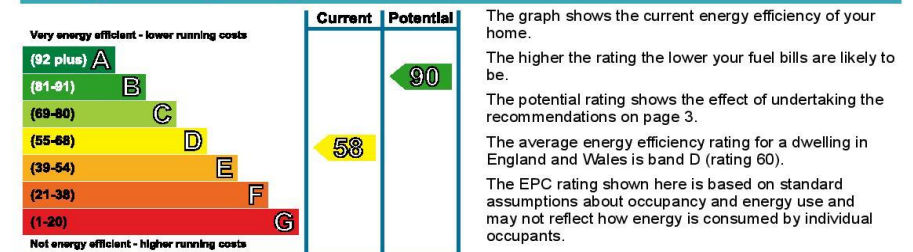
Over 3 years you could save £ 909

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 105 over 3 years	
Heating	£ 1,224 over 3 years	£ 936 over 3 years	
Hot Water	£ 735 over 3 years	£ 216 over 3 years	
Totals	£ 2,166	£ 1,257	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



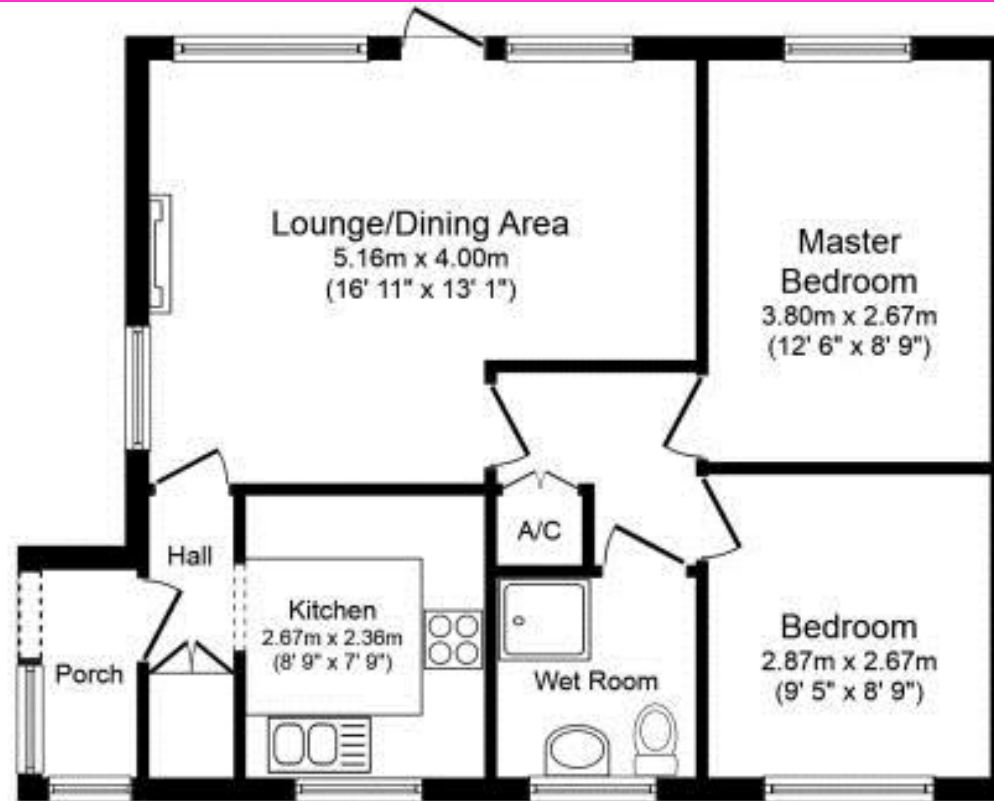
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 186
2 Increase hot water cylinder insulation	£15 - £30	£ 120
3 Low energy lighting for all fixed outlets	£40	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:



Floor Plan

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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