



**42 STIRLING ROAD,
SHORTSTOWN, BEDFORD, MK42 0TY**

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Freehold Guide Price: £260,000

An excellent opportunity to acquire this very good size, two double bedroom home in the popular village location just to the south of Bedford. The accommodation has good, usable space throughout and comprises: Entrance hall, kitchen, utility area with door to the front and rear aspect with superb storage space, lounge/diner to the rear overlooking the garden. The first floor offers two good size double bedrooms and a family bathroom. Outside is an open plan front garden and a good size rear garden mainly laid to lawn and enclosed with wooden fencing.

The property benefits from: Spacious accommodation, utility area with doors to the front and rear, two double bedrooms, UPVC double glazed doors and windows, gas to radiator central heating via a gas boiler, south facing rear garden.

Shortstown is an established village to the Southern side of Bedford that has benefitted from new developments added to the south and east in recent years. The area benefits from excellent road links to Bedford Town Centre, the A6 to Luton and the A421 bypass to Milton Keynes, the A1 and Cambridge. Shortstown is well served by a local school and convenience shops within the village, as well as a main Tesco store on Cardington Road Bedford, retails parks and town centre.

AGENTS NOTE: The property comes with a garage, located in a block, away from the house. This is not accessible or usable and is currently subject to a planning application for development of the site as a whole. The current owner will pass on his rights to the garage with the sale of the house.

- VERY GOOD SIZE ACCOMMODATION
- MID-TERRACE
- 2 DOUBLE BEDROOMS
- LOUNGE/DINER
- REFITTED KITCHEN
- UTILITY AREA
- GAS RADIATOR HEATING
- SOUTH FACING REAR GARDEN

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

EPC:

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097
(Option 3)

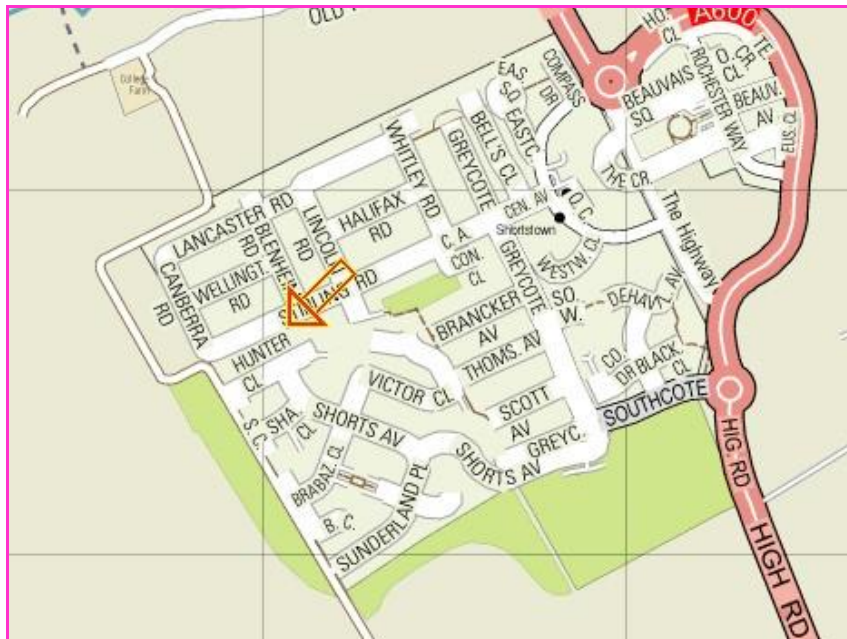
PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

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

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 e.g. 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 Residential 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 Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2022. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy performance certificate (EPC)

42 Stirling Road
Shortstown
BEDFORD
MK42 0TY

Energy rating

C

Valid until: 19 January 2032

Certificate number: 2408-3012-6209-7352-7200

Property type: Mid-terrace house

Total floor area: 71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

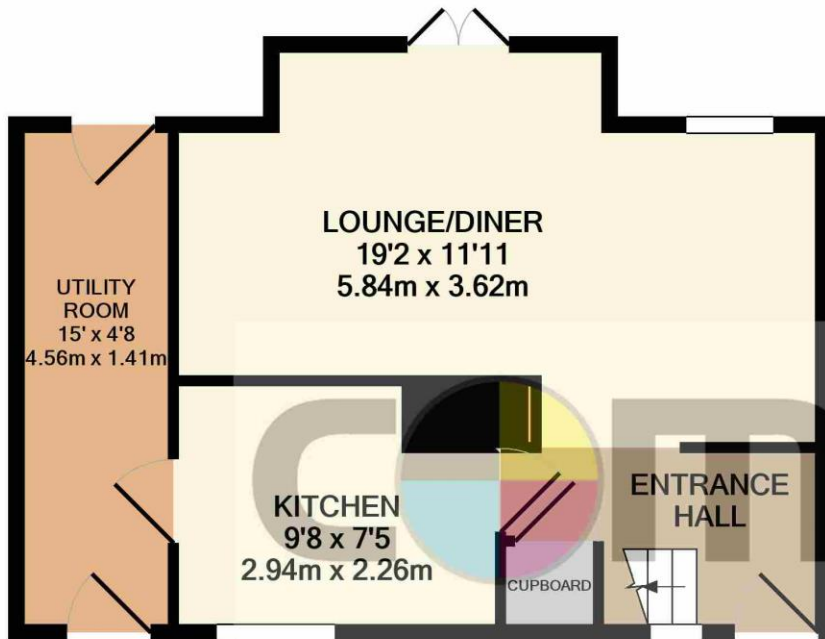
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

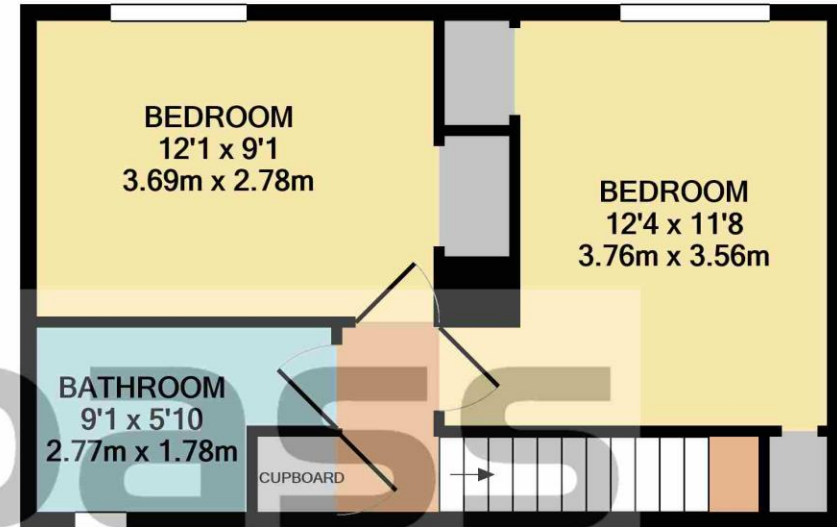
the average energy rating is D
the average energy score is 60



FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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