

## Mallard Hill, Brickhill, MK41 Offers in excess of £260,000, Freehold



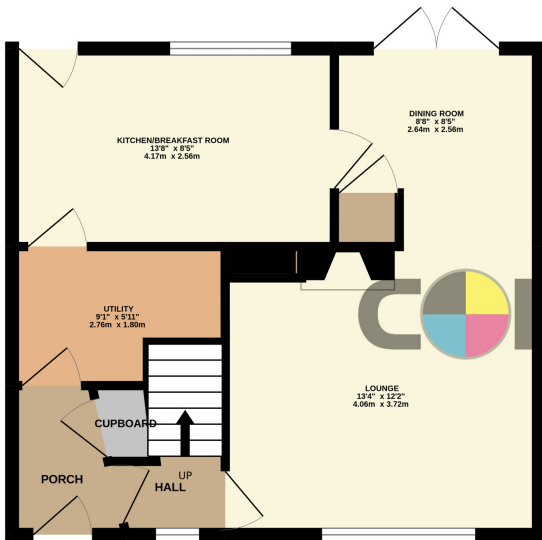
### **\*\*IN NEED OF FULL REFURBISHMENT\*\***

A perfect opportunity to acquire this 'fixer-upper' 3 bedroom terraced property located in the popular Birds area of Brickhill.

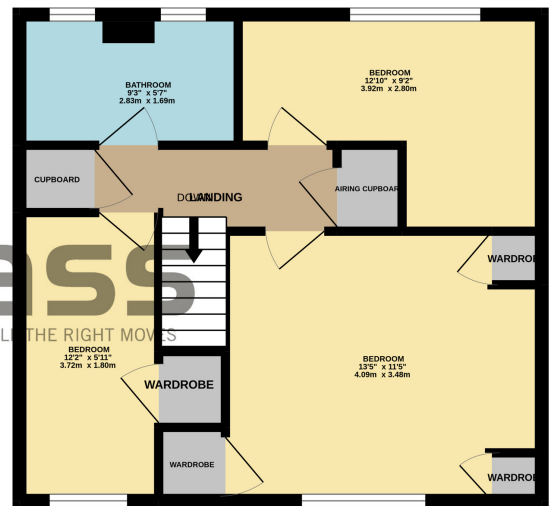




GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

A perfect opportunity to acquire this 'fixer-upper' 3 bedroom terraced property located in the popular Birds area of Brickhill.

The property is in need of renovation throughout and accommodation briefly consists of: entrance hall, spacious lounge to front aspect, dining area, kitchen and separate utility room.

On the 1st floor: Master bedroom with cupboard storage, Bedroom 2 is a good sized double and Bedroom 3 is a single and a family bathroom.

Externally: a low maintenance partially paved front garden. Rear garden is predominantly laid to lawn with low level planting and shrubbery.

The property also benefits from: UPVC double glazed doors & windows throughout, gas to radiator central heating and well balanced accommodation in a desired location.

### LOCATION:

The property is situated within walking distance to a parade of shops on Brickhill Drive for day to day necessities & is on a regular bus route to Bedford town centre for extensive shopping facilities.

The Victorian 60 acre Bedford Park is a short distance away with the Robinson pool & gymnasium for leisure activities & peaceful walks. The property falls within a well regarded local authority school catchment for all age groups & the private Harpur Trust schools can be found in Bedford town centre and the Pilgrim Pre preparatory school is a short walk away.

The mainline railway station is on the western fringe of Bedford town centre offering fast & frequent commuter links to London & the North and excellent vehicular access to the A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass.

### COMPASS REQUIREMENTS:

Under the terms of the Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property via our firm.

Upon acceptance of an offer a client will be required 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.

These details are presented Subject to Contract and Without Prejudice as of SEPTEMBER 2022.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		