

Pembroke Street, Bedford, MK40 Offers in excess of £325,000, Freehold

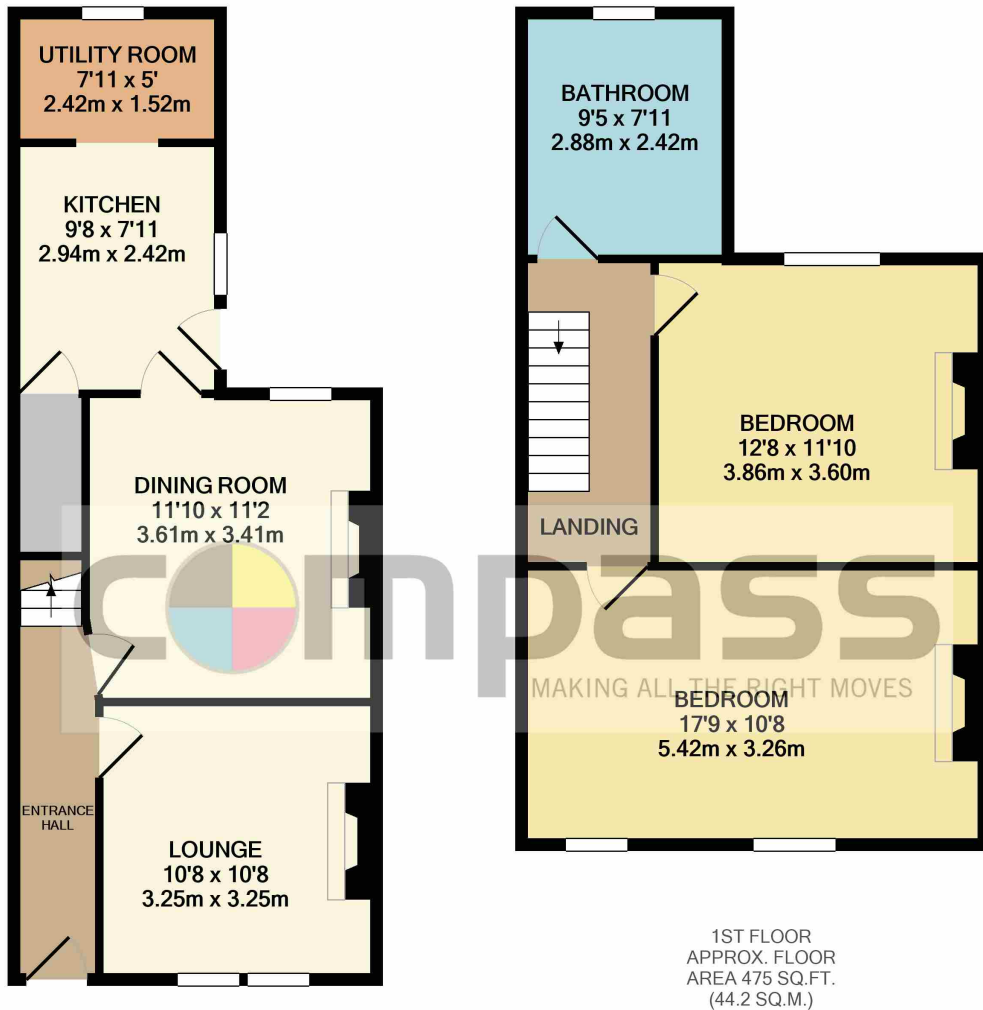


IN NEED OF MODERNISING

Compass are pleased to offer for sale this Victorian 2 double bedroom mid terrace property located in the popular Castle Road district of Bedford. The property is in need of some updating throughout.







GROUND FLOOR
 APPROX. FLOOR AREA 430 SQ.FT. (39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 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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Long Description

****IN NEED OF MODERNISING****

Compass are pleased to offer for sale this Victorian 2 double bedroom mid terrace property located in the popular Castle Road district of Bedford. The property is in need of some updating throughout.

This home offers functional accommodation over 2 floors, which briefly comprises: welcoming entrance hallway, spacious lounge, dining room, kitchen and utility room.

Stairs to 1st floor landing leading to: 2 spacious double bedrooms including original feature fireplace and a family bathroom.

Externally to the front of the property is a paved garden and to the rear is an enclosed garden mainly laid to lawn, with paving and accompanying shrubs and borders.

ACCOMMODATION (maximum dimensions):

Entrance Hallway

Lounge: 10' 8 x 10' 8

Dining room: 11' 10 x 11' 2

Kitchen: 9' 8 x 7' 11

Utility room: 7' 11 x 5' 0

Stairs to Landing and:

Master Bedroom: 17' 9 x 10' 8

Bedroom 2: 12' 8 x 11' 10

Bathroom: 9' 5 x 7' 11

The property is situated on the eastern fringe of Bedford town centre and just a stones throw away from both Russell Park and The Embankment. It's also within walking distance of local shops for day-to-day necessities and is on a regular bus route for extensive shopping facilities.

The property falls within a good local authority school catchment for all age groups & the highly regarded Harpur Trust fee paying private schooling is available in Bedford town centre.

The mainline railway station is a short drive away and offers fast & frequent commuter links to London and the North. Excellent vehicular access to the A1M, M1 junction 13 and A6 trunk road can be sourced by the Bedford southern bypass.

CALL COMPASS RESIDENTIAL NOW TO ARRANGE YOUR VIEWING

Under the terms of the 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 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 MAY 2022.

Rules on letting uns 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 E. It has the potential to be B.

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

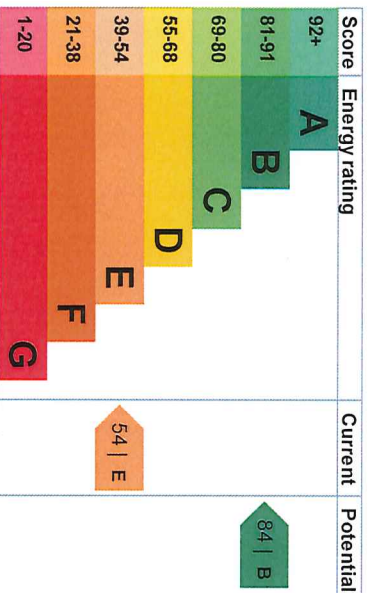
Properties are given a rating from A (most efficient) to G (least efficient).

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

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



When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 22% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 321 kilowatt hours per square metre (kWh/m²).

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (54) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£267
2. Floor insulation (suspended floor)	£800 - £1,200	£43
3. Draught proofing	£80 - £120	£29
4. Low energy lighting	£35	£40
5. Solar water heating	£4,000 - £6,000	£33
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£87
7. Solar photovoltaic panels	£5,000 - £8,000	£299

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	288 kWh per year
Solid wall insulation	4878 kWh per year

Assessor contact details

Assessor's name	Matthew Bell
Telephone	07919277909
Email	mbenergyassessors@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID205331
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	22 September 2015
Date of certificate	22 September 2015
Type of assessment	RdSAP