



Acacia Road, Bedford MK42 0HT

welcome to

Acacia Road, Bedford

A beautifully refurbished three-bedroom mid-terrace home offering stylish modern accommodation, a generous rear garden, MVHR ventilation system, new electrics throughout and excellent access to King's Oak Primary School, Bedford Academy, Jubilee Park, Bedford St Johns station and local amenities.

Entrance Hall

Entered via Composite door to the front aspect, stairs rising to first floor landing, bespoke built-in shoe storage under stairs, as well as the additional bespoke shoe storage next to the front entrance, feature mirrored wall, radiator, spotlights to ceiling and doors leading to:

Lounge

Double glazed box bay window to the front aspect, bespoke ceiling feature with inset LED strip lighting and spotlights.

Kitchen

Fitted kitchen comprising wall and base units with wood effect works over, double bowl sink and drainer unit with mixer tap over, tiling to flashback areas, integrated electric eye level oven, gas hob with cooker hood over, integrated fridge/freezer, breakfast bar area, spotlights to ceiling, radiator, door leading to WC, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.

Utility Room/ W.C

Suite comprising wall and base units with inset vanity wash hand basin with mixer tap over, low level WC, plumbing for washing machine, space for tumble dryer, fully tiled and double glazed obscured window to the rear aspect.





First Floor Landing

Stairs rising from entrance hall, access to loft space, spotlights to ceiling and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, fitted storage forms part of a bespoke bedroom unit incorporating a king-size bed, built-in wardrobes and additional storage, spotlights to ceiling and radiator.

Bedroom Two

Double glazed window to the rear aspect, feature LED Strip lighting to ceiling and radiator.

Bedroom Three

Double glazed window to the front aspect, feature LED strip lighting to ceiling, spotlights to ceiling and radiator.

Shower Room

Suite comprising corner shower cubicle with mains shower over and built in wall storage, vanity wash hand basin with mixer tap over, low level WC, heated towel rail, fully tiled and spotlights to ceiling.



Externally

Front

Paved pathway leading to front door, sensor-activated LED entrance lighting, which illuminates the front step and entrance area when approaching the property, creating an attractive and welcoming entrance at night with slated area for easy maintenance, bin storage cupboard and enclosed with dwarf brick walling.

Rear Garden

Mainly laid to lawn with paved patio area for seating with pergola over for privacy, pathway leading to garage/ Annex, there is an additional roofed/covered storage area, providing useful sheltered outdoor storage and fully enclosed with brick walling.

Garage/ Annex

The garage incorporates a separately finished annex/room, providing versatile additional space suitable for use as a home office, hobby room, gym or similar ancillary use.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



view this property online williamhbrown.co.uk/Property/BFD105744



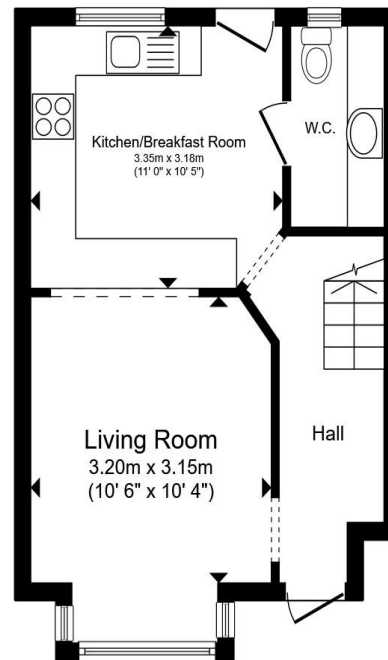
welcome to

Acacia Road, Bedford

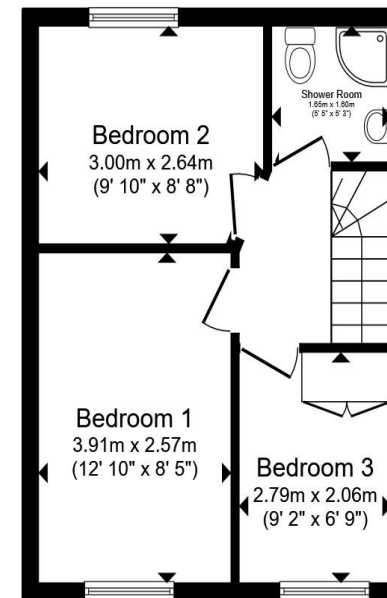
- Fully refurbished internally and externally to a high standard
- No onward chain
- Energy-efficient Mechanical Ventilation with Heat Recovery (MVHR) system
- Generous rear garden with garage/ Annex & storage building
- New electrical installation throughout

Tenure: Freehold EPC Rating: C

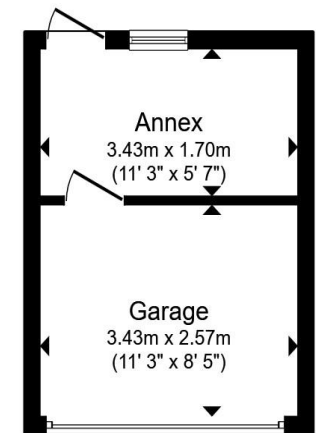
Council Tax Band: B



Ground Floor



First Floor



Outbuilding

Total floor area 73.5 m² (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BFD105744



Property Ref:
BFD105744 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01234 268367



bedford@williamhbrown.co.uk



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



williamhbrown.co.uk