



Edward Road | | Bedford | MK42 9DR

Price Guide £275,000

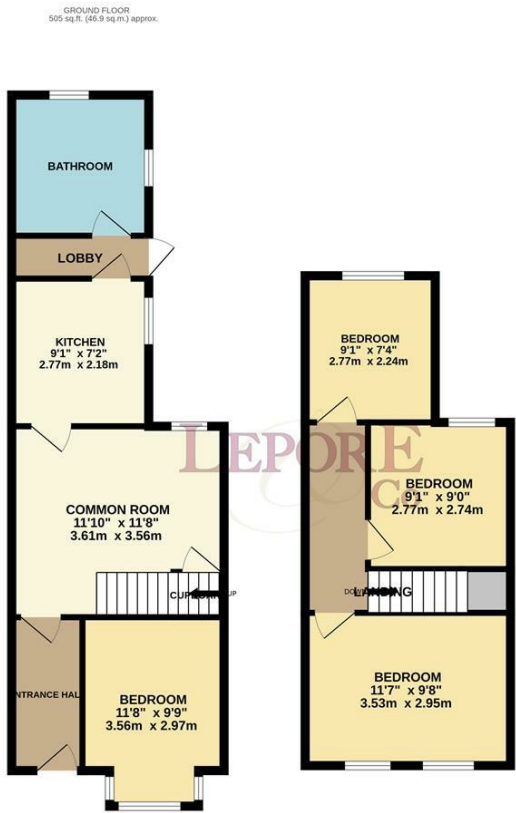
LEPORE
Co

Edward Road |
Bedford | MK42 9DR
Price Guide £275,000

A four bedroom semi detached residence currently being used as a HMO dwelling. The property is ideally situated with all local amenities conveniently positioned. The property briefly comprises entrance hall, bedroom, common room, kitchen and bathroom with three further bedrooms upstairs and decent sized rear garden. Call to view. No upward chain.

- HMO
- 4 BEDROOMS
- DOUBLE GLAZING
- NO UPWARD CHAIN
- SEMI DETACHED
- SIZEABLE REAR GARDEN
- GAS CENTRAL HEATING
- MUST BE VIEWED

ENTRANCE HALL
BEDROOM
11'8 x 9'9 (3.56m x 2.97m)
COMMON ROOM
11'10 x 11'8 (3.61m x 3.56m)
KITCHEN
9'1 x 7'2 (2.77m x 2.18m)
REAR LOBBY
BATHROOM
LANDING.
BEDROOM
11'7 x 9'8 (3.53m x 2.95m)
BEDROOM
9' x 9'1 (2.74m x 2.77m)
BEDROOM
9'1 x 7'4 (2.77m x 2.24m)
FRONT GARDEN
REAR GARDEN
TENURE
TAX BAND



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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