



**82 POPLAR AVENUE, PUTNOE,  
BEDFORD, MK41 8BW**

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**FREEHOLD ASKING PRICE: £325,000**

## **3 BEDROOM SEMI DETACHED FAMILY HOME ON A DESIRED RESIDENTIAL ROAD IN PUTNOE.**

An excellent opportunity to purchase this established and quietly situated 3 bedroom semi detached property located on a desired and sought after residential road in the heart of the ever popular area of Putnoe. The property has been well maintained and offers light and airy accommodation over 2 floors with great scope for extension (STPP) to the rear aspect to further enhance the living space on one or two floors. The accommodation layout is as follows: Entrance porch, entrance hall, front to back dual aspect lounge diner and a nice size kitchen with spaces for all the relevant free-standing appliances. On the first floor, 2 x large double bedrooms, 1 x generous single bedroom, shower room and separate WC. Externally to the front; monoblock driveway providing off-road parking for 2 cars with gated side access leading to further off road parking and a detached single garage and a fantastic private and non-overlooked rear garden predominantly laid to lawn with mature apple trees, well stocked borders, a south westerly sunny aspect extending to approximately 75ft in length with an outside brick built WC and storage barn. A mature family home in a lovely location offered for sale with no upward chain. VIEWING ADVISED.

The property benefits from: gas to radiator central heating via a fully serviced Ideal gas boiler, UPVC double glazed doors and windows, UPVC soffits and fascias, off-road parking with detached single garage, scope for extension (STPP) enviable rear garden and no upward chain.

The property is located within walking distance to local shops for day-to-day necessities, a library, a Doctor's and Dentist's surgery and a Public House/Restaurant. Bedford town centre is a short drive away for extensive shopping facilities. Putnoe Woods and the Mowsbury 18-hole municipal golf course are in the locality for leisure activities, and the mainline railway station can be found on the Western fringe of Bedford town centre offering fast and frequent commuter links to London and the North. Excellent vehicular access to the A1M, M1 junction 13 and A6 trunk road can all be sourced via the Bedford Southern bypass. The property also falls within a good local authority school catchment for all age groups and the highly regarded Harpur Trust private schooling can be found in Bedford town centre.

- 3 BEDROOMS
- OPEN PLAN LOUNGE DINER
- FITTED KITCHEN
- QUIET LOCATION
- SCOPE TO EXTEND
- BATHROOM AND SEPARATE WC
- SINGLE GARAGE
- AMPLE OFF-ROAD PARKING
- GENEROUS SUNNY REAR GARDEN
- NO UPWARD CHAIN

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

**EPC:**

**COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)**

**EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.**

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

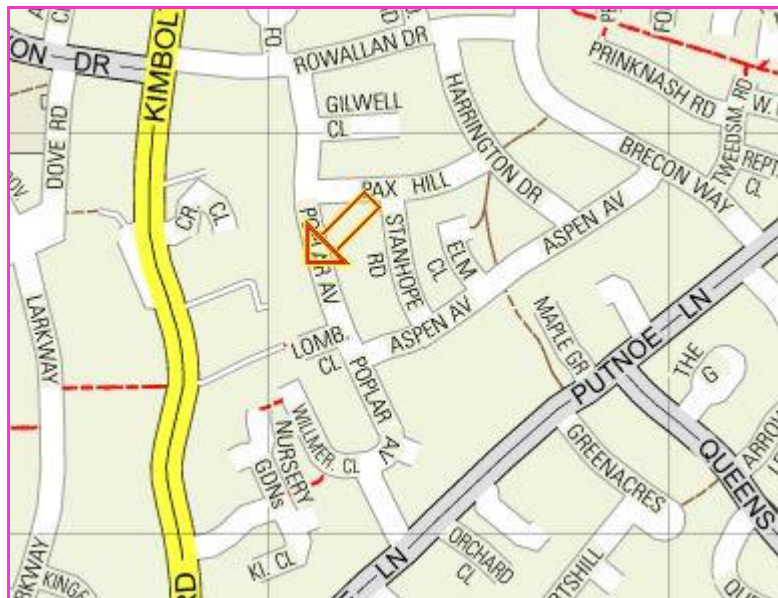
**PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.**

**PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.**

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 eg 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 Executive 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 Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

**MAP:**



**Energy Performance Certificate**



82, Poplar Avenue, BEDFORD, MK41 8BW

Dwelling type: Semi-detached house  
 Date of assessment: 20 June 2020  
 Date of certificate: 22 June 2020  
 Reference number: 0376-2800-7063-2620-2005  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 87 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

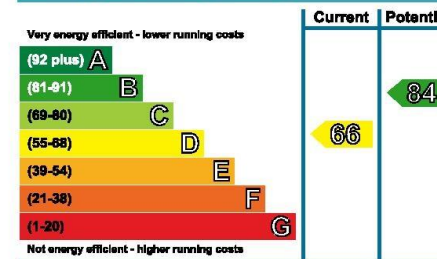
|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,412</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 585</b>   |

**Estimated energy costs of this home**

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 204 over 3 years   | £ 204 over 3 years   |                          |
| Heating       | £ 1,707 over 3 years | £ 1,407 over 3 years |                          |
| Hot Water     | £ 501 over 3 years   | £ 216 over 3 years   |                          |
| <b>Totals</b> | <b>£ 2,412</b>       | <b>£ 1,827</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

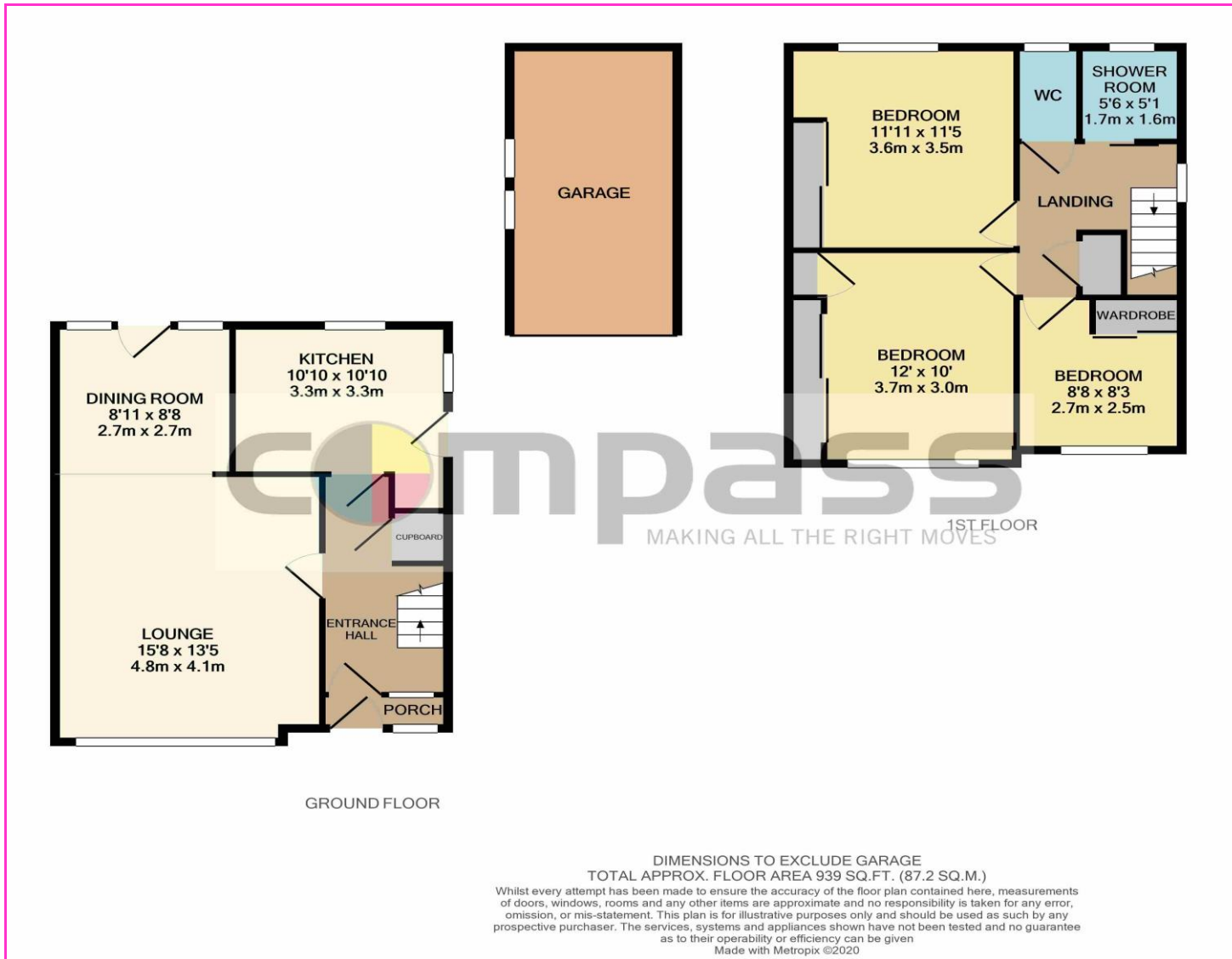
**Top actions you can take to save money and make your home more efficient**

| Recommended measures                              | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor)                  | £4,000 - £6,000 | £ 135                        |
| 2 Increase hot water cylinder insulation          | £15 - £30       | £ 42                         |
| 3 Heating controls (thermostatic radiator valves) | £350 - £450     | £ 75                         |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

# FLOORPLAN:











**COMPASS RESIDENTIAL HOMES**

**Compass House  
14-16 Bromham Road  
Bedford MK40 2QA**

**T: 01234 214234**

**F: 01234 358007**

**E: [info@compasspropertygroup.co.uk](mailto:info@compasspropertygroup.co.uk)**

**W: [www.compasspropertygroup.co.uk](http://www.compasspropertygroup.co.uk)**

**[www.rightmove.co.uk](http://www.rightmove.co.uk)**

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