



**14 MARKHAM RISE,
BEDFORD, MK41 0FF**

14 MARKHAM RISE, BEDFORD, MK41 0FF

FREEHOLD PRICE: £285,000

A BEAUTIFULLY PRESENTED AND SPACIOUS 3 BEDROOM MID TERRACE FAMILY HOME ON A MODERN DEVELOPMENT.

A good opportunity to purchase this spacious 3 bedroom property presented in show home condition throughout and offers light, airy and spacious accommodation over 2 floors with a flowing and usable layout. This is the finest example of this style of property I have ever seen.

The accommodation is as follows: Welcoming entrance hall, cloakroom, a beautiful fitted and full width kitchen diner in white high gloss units with integrated appliances and upgraded quartz worktops, a large designated dining area, quality flooring and double doors to the patio and landscaped rear garden, there are double part glazed doors opening to a nice size lounge to the front aspect and this completes the ground floor layout. On the first floor: Master bedroom with a double door, fitted wardrobe and an attractive en suite shower room, 1 further double bedroom, 1 single bedroom and a lovely part-tiled 3 piece family bathroom suite. Externally: Front garden laid to lawn and is enclosed with a brick-built wall and ornate railings, a spacious and landscaped rear garden fully enclosed and laid to Astro Turf, patio area and raised large BBQ area with slate slabs. There is a single garage to the rear which is currently half converted into a mancave and could easily be reinstated back to a full garage and 2 off road parking spaces. An internal inspection comes very highly recommended to fully appreciate the quality within.

The property benefits from: 4 years NHBC remaining, UPVC double glazed windows and doors, gas to radiator central heating with pressurised water system, quartz work tops and is in show home condition with beautiful décor throughout.

The property is situated in a peaceful location & is a short drive away from Tesco's & Waitrose supermarkets for day to day shopping, & extensive shopping facilities can be found in Bedford town centre. The property falls within a good local authority school catchment for all age groups and includes Renhold Lower School. Good commuter links can be found at the mainline railway station located on the Western fringe of Bedford town centre and offers fast & frequent links to London & the North. Good vehicular access to the A1m, M1 Junction 13 & A6 trunk road can all be sourced via the Bedford Southern Bypass.

- | | |
|-------------------------------|---|
| - 3 BEDROOMS | - LOUNGE |
| - EN SUITE TO MASTER | - SINGLE GARAGE |
| - MODERN FITTED KITCHEN DINER | - SPACIOUS LANDSCAPED REAR GARDEN |
| - CLOAKROOM | - DOUBLE GLAZED AND GAS CENTRAL HEATING |
| - INTEGRATED APPLIANCES | - VIEWING STRONGLY ADVISED |

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

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.

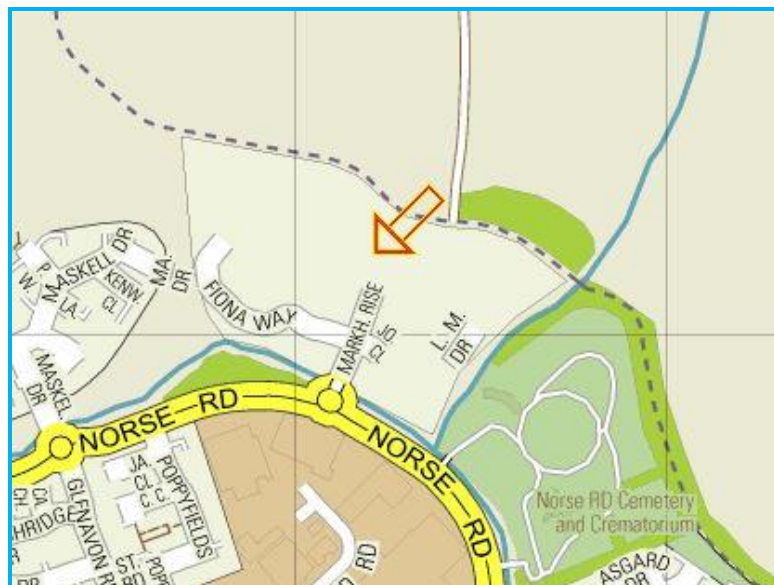
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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:



EPC:

Energy Performance Certificate



14, Markham Rise, BEDFORD, MK41 0FF

Dwelling type: Mid-terrace house
Date of assessment: 19 February 2014
Date of certificate: 05 March 2014

Reference number: 8314-7532-2000-6091-0996
Type of assessment: SAP, new dwelling
Total floor area: 86 m²

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

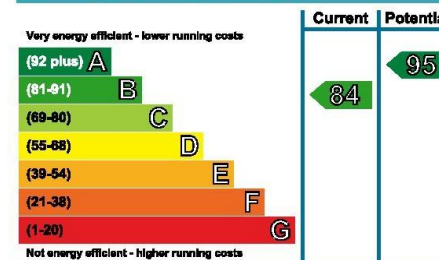
Estimated energy costs of dwelling for 3 years:	£ 1,113
Over 3 years you could save	£ 75

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 738 over 3 years	£ 738 over 3 years	
Hot Water	£ 213 over 3 years	£ 138 over 3 years	
Totals	£ 1,113	£ 1,038	

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.

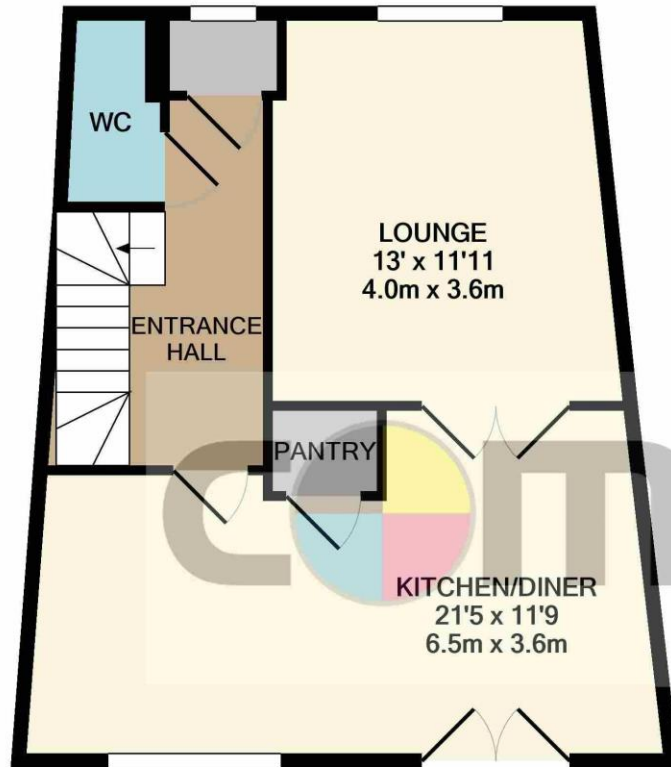
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

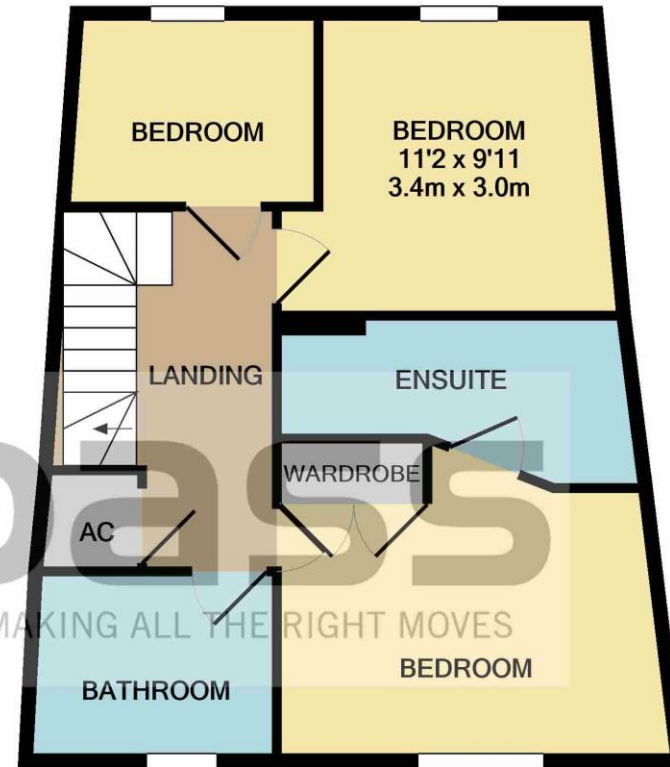
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 75
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 723

FLOORPLAN:



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 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

Made with Metropix ©2020









COMPASS RESIDENTIAL HOMES

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

T: 01234 214234

F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk