



**52 CHILTERN AVENUE, PUTNOE,
BEDFORD, MK41 9EL**

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ASKING PRICE: £300,000

A CHAIN FREE 3 BEDROOM SEMI DETACHED BUNGALOW IN A HIGHLY DESIRED RESIDENTIAL LOCATION.

A good opportunity to purchase this established and well-proportioned 3 bedroom semi-detached property located within the ever popular and sought-after area of Putnoe. This attractive bungalow offers versatile accommodation inside and good space outside, standing well back from the road.

The layout is as follows: Entrance porch, entrance hall, good size lounge overlooking the front, a dual aspect kitchen/diner with the dining area overlooking the front with a door leading to the gated and covered drive to the side. An inner hallway leading off the lounge to: 2 double bedrooms both overlooking the rear, a third good size single bedroom and a family bathroom. Externally: Low maintenance walled front garden, driveway with off-road parking, gated side access to further covered off-road parking leading to a detached single garage. The good size rear garden is laid with paving slabs creating a low maintenance area and is being offered for sale with NO UPWARD CHAIN.

The property benefits from: Gas to radiator central heating via a back boiler, UPVC double glazed doors and windows, fitted kitchen, driveway with off-road parking and single detached brick-built garage, in a sought-after location with no upward chain.

The property is situated within walking distance to 2 parades of local shops for day-to-day necessities, a local Doctors and Dentists surgery and the 60-acre Victorian Bedford Park which incorporates the Robinson pool and gym complex within. A regular bus route is close by to Bedford town centre for extensive shopping facilities and the mainline railway station is on the Western fringe of the town centre offering fast & frequent commuter links to London & the North. Brendon Avenue falls within a highly regarded local authority school catchment for all age groups and access to the A1M, M1 and A6 Trunk road can all be easily sourced via the Bedford Southern bypass.

- 3 BEDROOMS
- GENEROUS SIZE LOUNGE
- FITTED KITCHEN/DINER
- SOUGHT AFTER LOCATION
- FAMILY BATHROOM
- LOW MAINTAINANCE REAR GARDEN
- OFF-ROAD PARKING
- ADDITIONAL COVER DRIVE TO THE SIDE
- SINGLE DETACHED GARAGE
- 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.

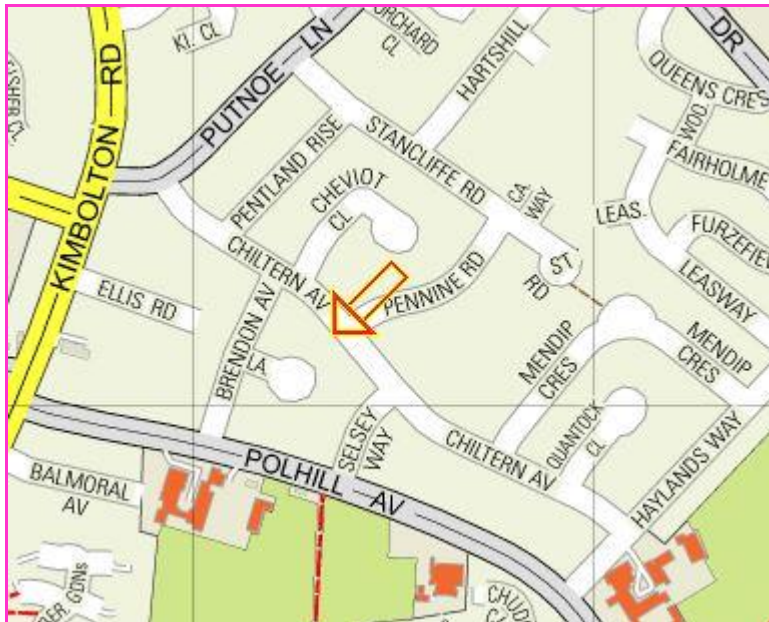
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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 (EPC)

52 CHILTERN AVENUE BEDFORD MK41 9EL	Energy rating D
Valid until 13 January 2031	Certificate number 8539-1029-9000-0907- 3296

Property type Semi-detached bungalow

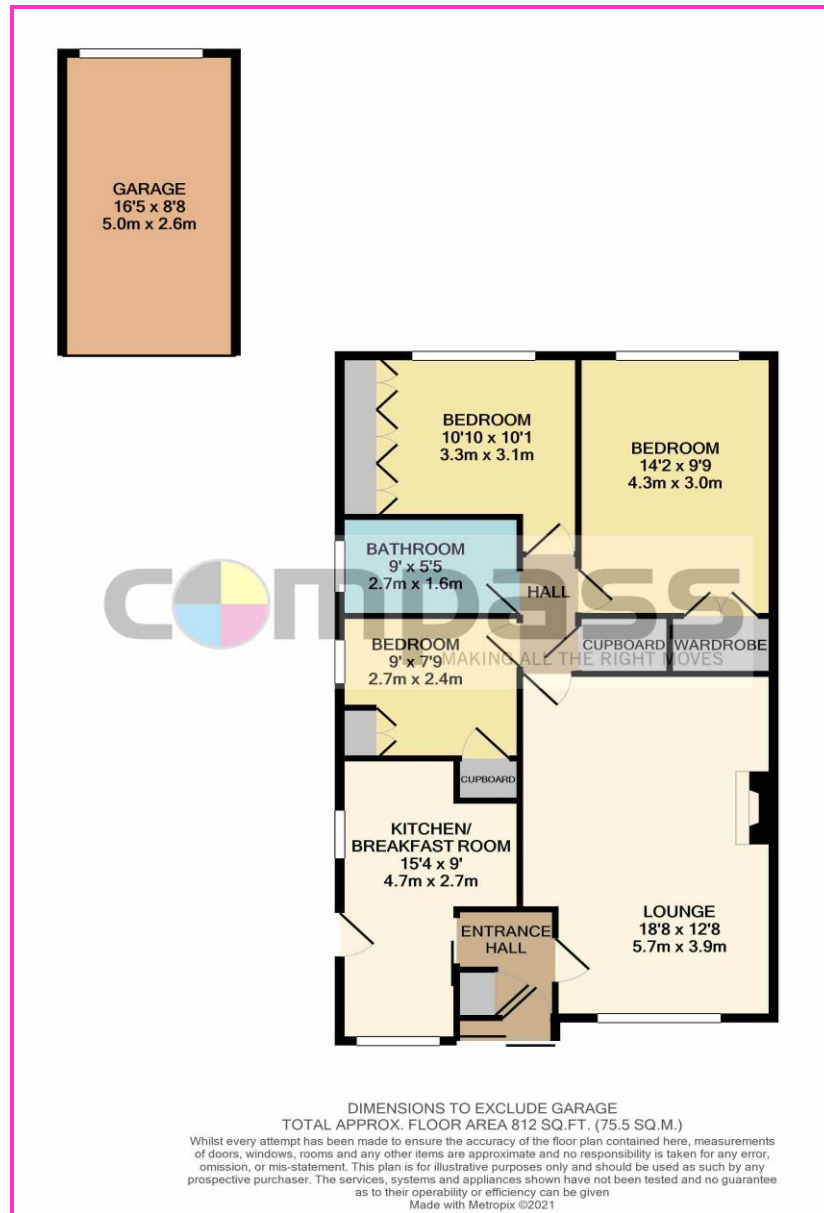
Total floor area 75 square metres

Rules on letting this 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>).

FLOORPLAN:









compass

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