



**ROSE COTTAGE, THE GREEN,
RADWELL, BEDS, MK43 7HT**

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GUIDE PRICE: £300,000

GRADE 2 LISTED 2 DOUBLE BEDROOM COTTAGE IN A LOVELY NORTH BEDFORDSHIRE VILLAGE

An attractive Grade 2 Listed mid terrace cottage set on the picturesque village Green in the lovely North Bedfordshire village of Radwell. This character property has been a family home for many years and has been well maintained and offers wonderful village living. The property comprises: Front entrance porch, 2 reception rooms - both with stone fireplaces, a third reception room previously used as a breakfast room, kitchen, rear hall with boiler cupboard, door to rear garden and downstairs bathroom. Upstairs provides 2 very good size double bedrooms currently with access to the second bedroom through the first bedroom but with more than enough space to create a separate landing. Outside provides a front garden with a gate leading off the Village Green, the rear garden offers 2 separate areas with a lawn and shrub borders leading from the back door, a path leading to garden sheds with a brick base and continues to a second area currently predominantly laid as a vegetable patch.

The property benefits from: Versatile oil-fired radiator central heating via a multi fuel burner or switchable to a separate boiler, stone fireplaces, 2 good size reception rooms and a third breakfast room/office or possible bedroom, well maintained front and rear gardens and storage sheds. The property is also CHAIN FREE.

The sought-after North Bedfordshire village of Radwell still very much provides a rural setting while providing access to the wider area and falls within the much-desired Sharnbrook & Lincroft schools catchment area and is well placed for access to the outstanding Harpur Trust private schools. Located within easy reach to the A6 for access to Bedford and Rushden and beyond. Amenities can be found close by in the villages of Milton Ernest & Sharnbrook and the mainline railway station for London St Pancras and the North is a short drive away in Bedford.,

- 2 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 2 STONE FIREPLACES
- KITCHEN
- DOWNSTAIRS BATHROOM

- NORTH BEDS VILLAGE
- LOVELY LOCATION
- EXTENDED
- GOOD SIZE REAR GARDEN
- NO UPWARD CHAIN

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

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

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.

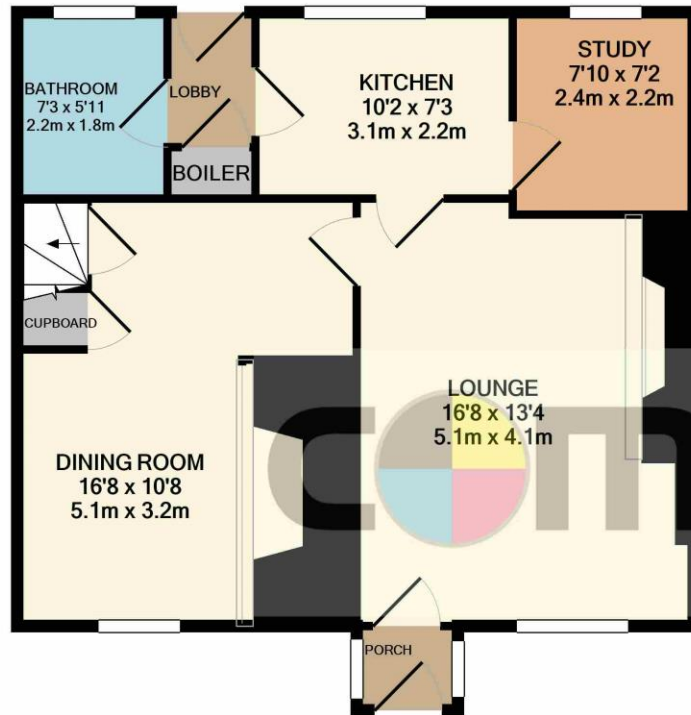
Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential 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 Residential 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.

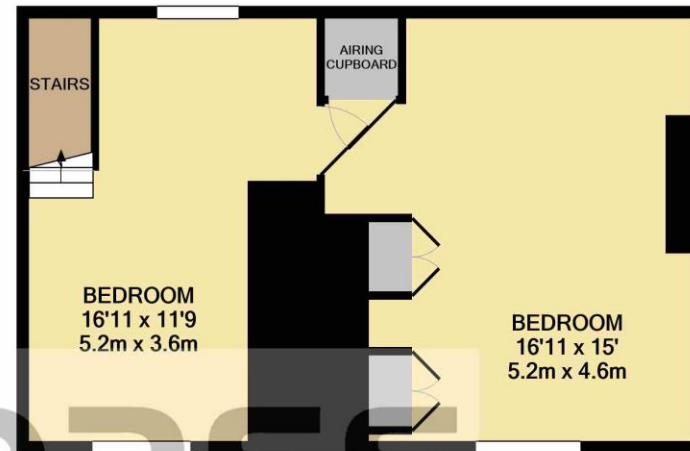
MAP:



FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.4 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
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