



**152 BRICKHILL DRIVE,
BEDFORD, MK41 7QH**

152 Brickhill Drive, Bedford, MK41 7QH

Freehold Price: O.I.E.O. £300,000

3 BEDROOM DETACHED HOUSE IN A DESIRABLE RESIDENTIAL LOCATION THAT WOULD BENEFIT FROM REFURBISHMENT

A rare opportunity to secure a three bedroom detached home in a sought-after location at the top of Brickhill Drive. The property would lend itself and benefit from a refurbishment and offers the potential to extend further. The property offers: Entrance hall, dual aspect lounge, second reception room, extended kitchen to the rear and cloakroom. Upstairs comprises a landing with access to the loft, two double bedrooms and a good size third single bedroom. Outside the front is mainly laid to gravel with shrub borders and is accessed via a path from Brickhill Drive. The rear garden is mainly laid to lawn with mature borders, a single brick-built garage and a second concrete block garage to the other side of the garden; access to the rear of the property and garages is via Moorland Way. This is a great opportunity in a desirable area and is being offered for sale with NO UPWARD CHAIN.

The house benefits from good size rooms, gas radiator heating, 2 separate single garages and is in a sought-after location with no upward chain.

The property is situated within walking distance to a parade of shops on Brickhill Drive for day-to-day necessities & is on a regular bus route to Bedford town centre for extensive shopping facilities. The Victorian 60 acre Bedford Park is a short distance away with the Robinson pool & gymnasium for leisure activities & peaceful walks. The property falls within a well-regarded local authority school catchment for all age groups & the private Harpur Trust schools can be found in Bedford town centre and the Pilgrim Pre-preparatory school is a short walk away. The mainline railway station is on the western fringe of Bedford town centre offering fast & frequent commuter links to London & the North and excellent vehicular access to the A1/M, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass

- 3 BEDROOMS**
- DUAL ASPECT LOUNGE**
- SECOND RECEPTION ROOM**
- EXTENDED KITCHEN**
- 2 SINGLE GARAGES**
- FABULOUS OPPORTUNITY**
- SOUGHT AFTER LOCATION**
- 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)

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 e.g. 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. JUNE 2021. These details are presented Subject to Contract and Without Prejudice.

MAP:



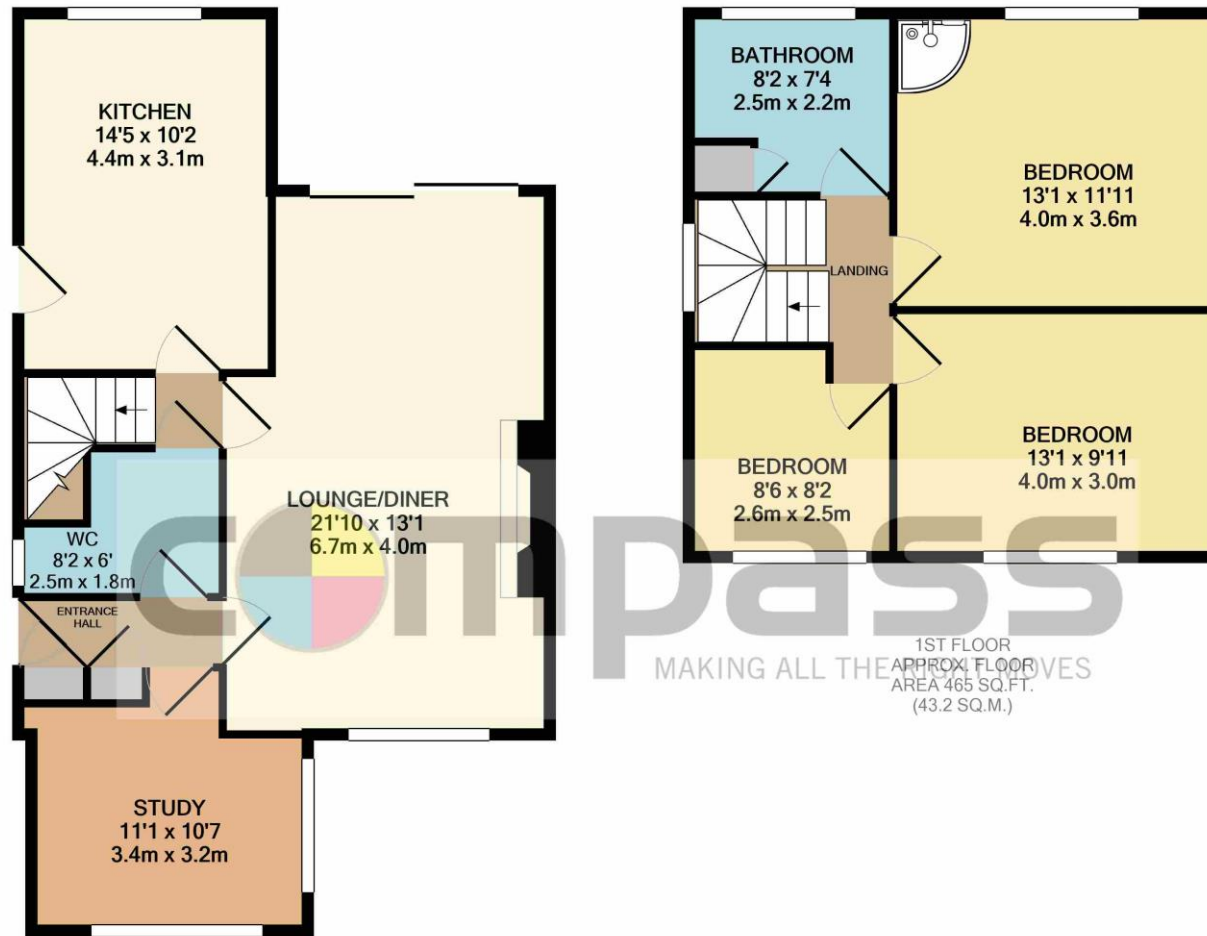
152 BRICKHILL DRIVE BEDFORD MK41 7QH		Energy rating D
Valid until 13 June 2031	Certificate number 0300-2194-7060-2099-7751	
Property type	Detached house	
Total floor area	104 square metres	

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.3 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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