



**20 Curlew Crescent,
Brickhill, Bedford, MK41 7HX**

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Freehold Price: OIEO £280,000

A spacious & extended 3 bedroom semi detached property located within the popular Birds area of Brickhill & situated within walking distance to a parade of local shops & well-regarded schooling. The property offers spacious & well laid out accommodation over 2 floors with a kitchen diner open plan to a family room to the rear aspect. The rear garden has a sunny South West aspect, is beautifully tended & is of good proportion. The property is in a slightly elevated position & has off road parking to the front leading to a detached single garage. This family home is in need of some cosmetic updating & is being offered for sale with no upward chain so a quick completion would be available.

The accommodation briefly comprises: entrance hall, lounge, kitchen open plan to dining area & family room, rear lobby & cloakroom. On the 1st floor: a good size master bedroom, 1 further double bedroom, 1 further single bedroom & a family bathroom. Externally: garden & driveway to the front, detached single garage & a beautiful rear garden laid mainly to lawn & patio.

The property benefits from: UPVC double glazed windows & doors, open plan kitchen dining family room, gas to radiator central heating & a lovely sunny rear garden.

The property is situated on a quiet residential road & within walking distance to local shops for day-to-day necessities, and is on a regular bus route to Bedford town centre for extensive shopping facilities. The Mowsbury park and 18-hole municipal golf course are a short drive away for leisure activities. The property also falls within a highly regarded school catchment for age groups and the mainline railway station is on the Western fringe of Bedford town centre offering fast & frequent commuter links to London & the North. Good vehicular access to the M1 & A1M motorways and A6 trunk road can be sourced via the easily accessible Bedford Southern bypass.

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

GROUND FLOOR ACCOMMODATION:

Covered Entrance Porch: Overhead light, Hardwood door with frosted single glazed side wing to:

Entrance Hall:

Smoke detector to ceiling, carpeted flooring, 1 x single panelled radiator, UPVC double glazed window to side aspect & telephone point. Doors to lounge and kitchen and stairs to 1st floor accommodation.

Cloakroom:

Two piece avocado suite comprising: wall mounted sink with separate taps & low level WC. Vinyl flooring, floor to ceiling ceramic tiled walls & frosted UPVC double glazed window to rear aspect.

Lounge: 12ft 10 x 12ft 8

Electric fireplace with stone surround & flagstone hearth, carpeted flooring, 1 x low level radiator, tv point, UPVC double glazed window to front aspect & coving to ceiling.

Dining Area: 10ft 9 x 9ft 5

Gas fireplace with wooden surround & Baxi Bermuda back boiler serving central heating & hot water requirements, wall mounted time control panel, tv point, telephone point, opening to family room, coving to ceiling & 2 x wall mounted cupboards.

Family Room: 9ft 1 x 6ft 9

Carpeted flooring, telephone point, UPVC double glazed sliding doors to patio & rear garden and coving to ceiling.

Kitchen: 9ft 5 x 8ft 1

Fitted light oak units, single thermoplastic sink with mixer taps, granite effect worktops, units comprising of: 2 eye level units, 7 base units & 1 drawer unit. Coving to ceiling, tiled splashback walls, vinyl flooring, fluorescent strip lighting, integrated fridge, plumbing for washing machine, 4 ring Bosch halogen electric hob, Bosch electric oven with grill, extractor unit, UPVC double glazed window to side aspect, opening to dining area, frosted single glazed door to rear lobby.

Rear Lobby:

UPVC double glazed door to side aspect & wooden sliding door to cloakroom.

1ST FLOOR ACCOMMODATION:

Landing Area:

Loft access, UPVC double glazed window to side aspect, carpeted flooring & doors to: bedrooms 1, 2, 3 & family bath/shower room.

Bedroom 1: 12ft 8 x 10ft 11

One single panelled radiator, 4 door built in wardrobes providing hanging space & shelving over with inset dressing table & chest of drawers, tv point, telephone point, UPVC double glazed window to front aspect, coving to ceiling & carpeted flooring.

Bedroom 2: 10ft 5 x 9ft 4

Three door built in wardrobes providing hanging space & shelving over, UPVC double glazed window to rear aspect, coving to ceiling, carpeted flooring & doors to airing cupboard housing hot water cylinder.

Bedroom 3: 7ft 5 x 6ft 11

One single panelled radiator, double door built in wardrobes with hanging space & shelving over, UPVC double glazed window to front aspect, coving to ceiling & carpeted flooring.

Family Bathroom:

Three piece white suite comprising: bath, electric Aquatronic shower over bath with glass screen, pedestal sink with separate taps & low level WC. Carpeted flooring, floor to ceiling ceramic tiled walls, 1 x single panelled radiator, shaver point & frosted UPVC double glazed window to rear aspect.

EXTERNALLY:

Front:

Lawn area, gravel area, bush & plant borders, monoblock driveway with off road parking x 3 cars leading to a detached single garage, UPVC soffits & fascias to all roof perimeters, gated side access to rear garden & UPVC part single glazed side door to rear lobby.

South West Facing Rear: 60ft x 24ft approx

Well tended lawn area, 2 x patio areas, mature hedge & shrubs, plant & bush borders, shed, enclosed by 6ft closed board timber fencing & hedgerow & a summerhouse.

Garage: 20ft 3 x 8ft 2

Metal up & over door, power & lighting, single glazed window to side aspect & personal door to rear garden.

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.

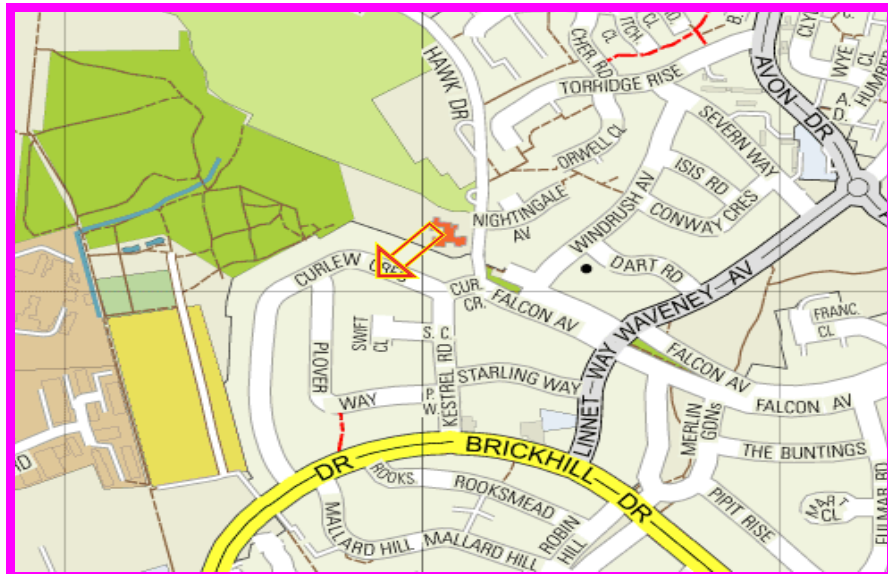
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM
THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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 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. APRIL 2018. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

Energy Performance Certificate



20, Curlew Crescent, BEDFORD, MK41 7HX

Dwelling type: Semi-detached house
Date of assessment: 10 April 2018
Date of certificate: 12 April 2018

Reference number: 9708-1069-7254-5878-3900
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 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

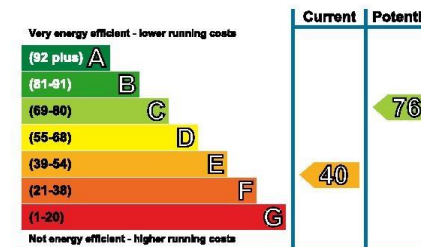
Estimated energy costs of dwelling for 3 years:	£ 4,356
Over 3 years you could save	£ 1,953

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 180 over 3 years	
Heating	£ 2,952 over 3 years	£ 2,010 over 3 years	
Hot Water	£ 1,122 over 3 years	£ 213 over 3 years	
Totals	£ 4,356	£ 2,403	

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.

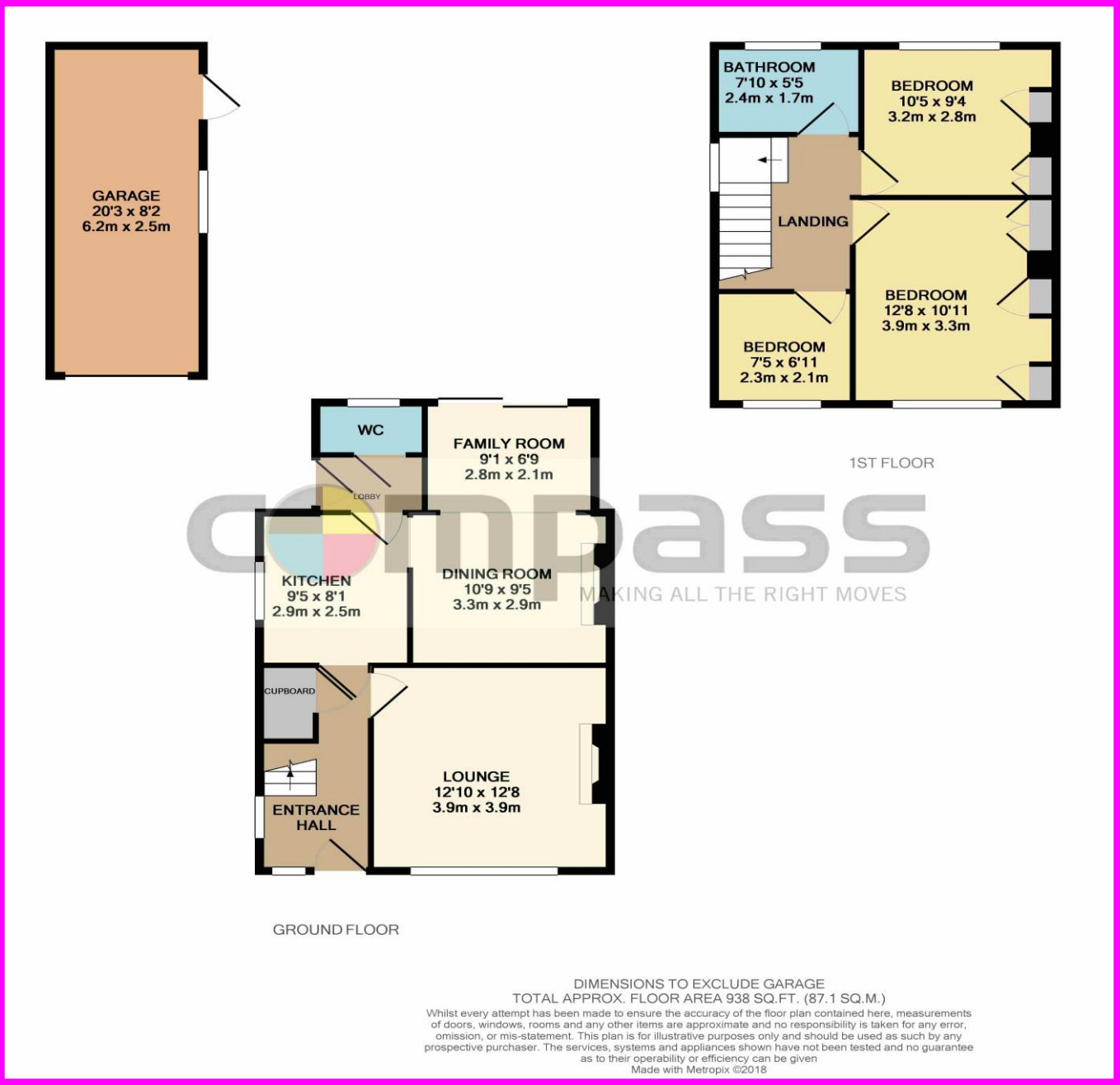
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 165
2 Increase hot water cylinder insulation	£15 - £30	£ 261
3 Low energy lighting for all fixed outlets	£40	£ 84

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:









compass

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