7 BOURNESIDE, BRICKHILL, BEDFORD, MK41 7EG

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BEDFORD, MK41 7EG
FREEHOLD PRICE: O.I.E.O. £350,000

4 BEDROOM DETACHED LINK FAMILY HOME

A fantastic opportunity to purchase a good family home in this desirable area of Brickhill which stands back for the road. The current owners have carried out extensive work and preparation on the property and it is ready to put your own personal finishing touches to in terms of decorating. The property has a good internal layout and offers further opportunities to extend and make further alternations, with planning consent in place. Accommodation includes: Extended entrance hall, lounge leading to the dining room, kitchen, utility room with cloakroom off; Upstairs there are four bedrooms with a family bathroom; Outside there is a good size front garden with driveway leading to the attached garage and ample off-road parking. The rear garden is benefits from a wall to one side and the rear with a gate leading on to Avon Walk.

The property benefits from: gas to radiator central heating, UPVC double glazing, newly decorated lounge and dining room, extended entrance hall and current planning permission to extend and alter the layout further.

The property is situated within walking distance to a parade of local shops on Avon 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 journey away with the Robinson pool & gymnasium for leisure activities & peaceful walks and the Mowsbury Park 18-hole municipal golf course is in the immediate locality. The property falls within a well regarded local authority school catchment for all age groups, the private Harpur Trust Private schools can be found in Bedford town centre and the Pilgrim Pre preparatory school is a 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 A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass.

- **4 BEDROOMS**
- **LOUNGE**
- **ADJOINING DINING ROOM**
- **KITCHEN**
- **UTILITY ROOM**
- **CLOAKROOM**
- **ATTACHED GARAGE**
- **FRONT AND REAR GARDENS**

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.

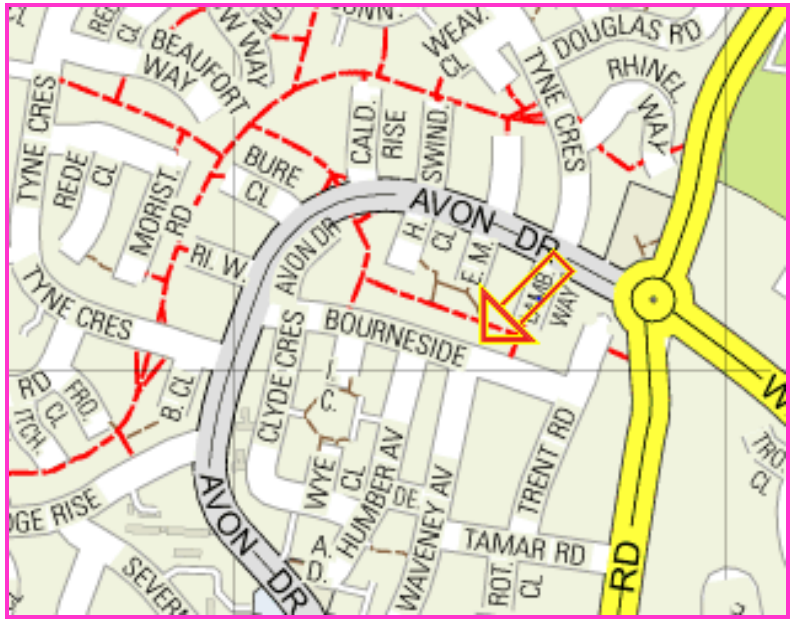
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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

HM Government

7, Bourneside, BEDFORD, MK41 7EG

Dwelling type:	Detached house	**Reference number:**	0843-2851-7733-2820-1315
Date of assessment:	29 July 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	30 July 2020	**Total floor area:**	134 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

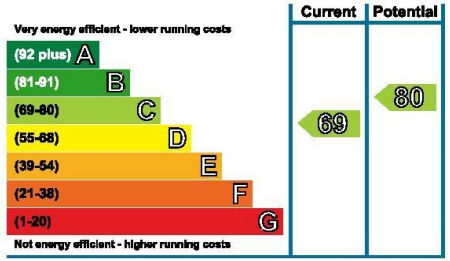
Estimated energy costs of dwelling for 3 years:	**£ 3,027**
Over 3 years you could save	**£ 333**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 273 over 3 years	You could save £ 333 over 3 years
Heating	£ 2,304 over 3 years	£ 2,136 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Totals	£ 3,027	£ 2,694	

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).

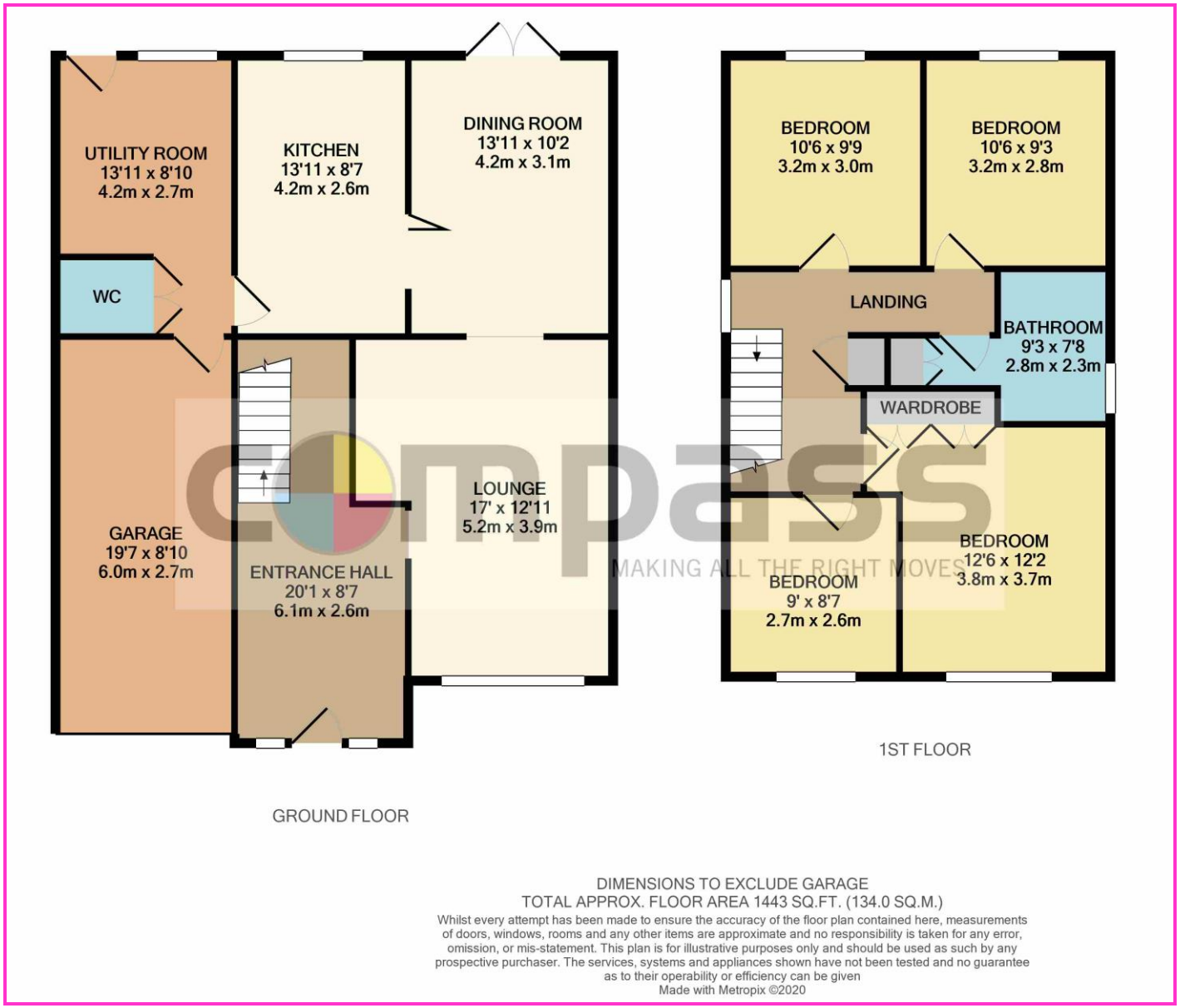
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 (solid floor)	£4,000 - £6,000	£ 186
2 Low energy lighting for all fixed outlets	£75	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,068

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:


UTILITY ROOM
13'11 x 8'10
4.2m x 2.7m
KITCHEN
13'11 x 8'7
4.2m x 2.6m
DINING ROOM
13'11 x 10'2
4.2m x 3.1m
WC
GARAGE
19'7 x 8'10
6.0m x 2.7m
ENTRANCE HALL
20'1 x 8'7
6.1m x 2.6m
LOUNGE
17' x 12'11
5.2m x 3.9m
GROUND FLOOR
BEDROOM
10'6 x 9'9
3.2m x 3.0m
BEDROOM
10'6 x 9'3
3.2m x 2.8m
LANDING
BATHROOM
9'3 x 7'8
2.8m x 2.3m
WARDROBE
BEDROOM
9' x 8'7
2.7m x 2.6m
BEDROOM
12'6 x 12'2
3.8m x 3.7m
1ST FLOOR
compass
MAKING ALL THE RIGHT MOVES
DIMENSIONS TO EXCLUDE GARAGE
TOTAL APPROX. FLOOR AREA 1443 SQ.FT. (134.0 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
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