



**31 ROMAN PADDOCK,  
HARROLD, BEDS, MK43 7FR**



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**ASKING PRICE: £350,000**

## **EXTENDED 3 DOUBLE BEDROOM MODERN TOWN HOUSE IN THE POPULAR NORTH BEDFORDSHIRE VILLAGE OF HARROLD.**

A good opportunity to purchase this extended modern, full three-story town house in the heart of the desirable North Bedfordshire village of Harrold. This lovely property offers generous accommodation to include; an entrance porch, entrance hall, refitted kitchen with built in appliances, a family room extending from the kitchen with bi-fold doors leading to the rear garden. Off the kitchen is a utility room with a recently refitted gas boiler and a cloakroom. On the first floor is the formal lounge creating a wonderful room to relax in at the end of the day, the second bedroom and a family bathroom. On the top floor is the master bedroom and the third bedroom both benefitting from full ceiling height throughout. Outside to the front are two off-road parking spaces with a garage in a block of three with another parking space in front. The private rear garden has a patio area leading from the family room with the remainder laid with 'Astro-Turf' and is not overlooked to the rear and fully fenced with a gate leading to the garage.

The property benefits from: A recent ground floor extension to the rear, providing a great family room off the refitted kitchen, with built-in appliances, recently replaced gas boiler, separate lounge, refitted en-suite and bathroom, three double bedrooms, gas radiator heating, off road parking and a garage in a block.

Located in a very quiet, secluded cul-de-sac position, in this very popular picturesque Ouse Valley North Beds village of Harrold. The village boasts a supermarket/post office, lower school, picturesque church, 2 public houses and Indian restaurant all serving food, on a regular bus service and within close proximity of Harrold and Odell Country Park boasting river and countryside walks. Recreational facilities are also available within the village i.e. football and cricket. Harrold lies approximately 8 miles north of the Bedford town centre where you will find extensive shopping facilities, the main Bedford bus station and on the western fringe of the town centre, the mainline railway station which serves fast and frequent commuter links to London's Kings Cross/St Pancras (First Capital Connect/East Midlands Trains), Paris, Gatwick and Brighton. Excellent local authority school catchment area, notably the Sharnbrook Upper School/Community College and Harrold Lower and Middle Schools. In the Bedford town centre, the highly regarded private 'Harpur Trust' schools are available with further fee-paying private schools for boys and girls. Good vehicular access to the M1 Junctions 13 and 14, the A6 to Rushden, Wellingborough, Kettering and Northampton, the A14 and M11 trunk roads.

- |                            |                                  |
|----------------------------|----------------------------------|
| - 3 DOUBLE BEDROOMS        | - REFITTED EN-SUITE AND BATHROOM |
| - EN-SUITE TO MASTER       | - OFF ROAD PARKING               |
| - EXTENDED TO GROUND FLOOR | - SINGLE GARAGE                  |
| - REFITTED KITCHEN         | - PRIVATE REAR GARDEN            |
| - CLOAKROOM                | - SHARNBROOK CATCHMENT           |

**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.

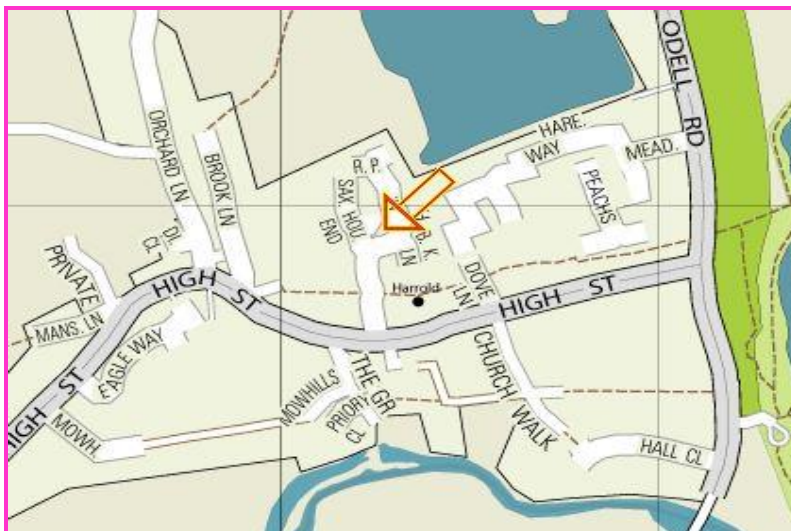
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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:



10/27/2020

Energy performance of buildings register

# Energy performance certificate (EPC)

31 ROMAN PADDOCK  
HARROLD  
MK43 7FR

Energy rating

C

Valid until 26 October 2030

Certificate number  
7030-6920-8009-0446-0226

## Property type

Mid-terrace house

## Total floor area

130 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>).

## Energy efficiency rating for this property

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

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

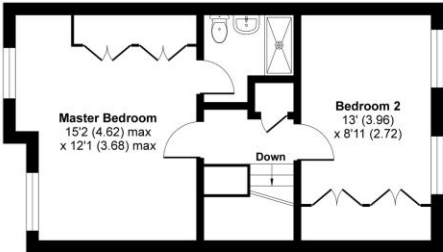
FLOORPLAN:



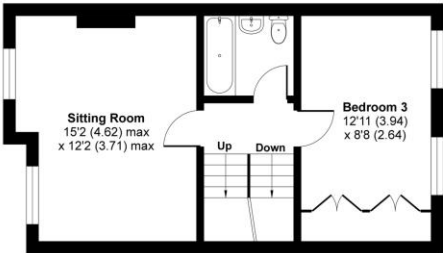
Roman Paddock, Harrold, Bedford, MK43

Approximate Area = 1395 sq ft / 130 sq m

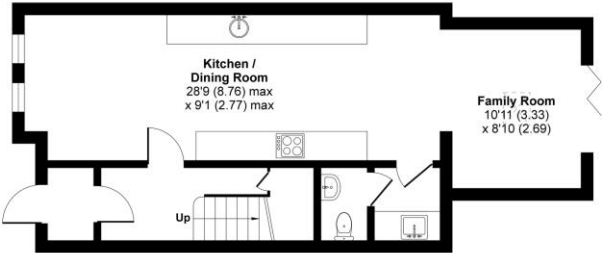
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Compass Land and Property Ltd. REF: 662637













**COMPASS RESIDENTIAL HOMES**

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