



**3 Swift Close, Brickhill
Bedford, MK41 7HS**

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ASKING PRICE: £320,000

2 BEDROOM SEMI DETACHED BUNGALOW IN A HIGHLY DESIRED RESIDENTIAL LOCATION.

Situated in a quiet close with a mixture of similar bungalows and a selection of houses this 2 bedroom semi-detached property is located within the ever popular and sought-after 'Birds' area of Brickhill. This attractive bungalow offers good accommodation inside and a lovely private rear garden. The layout is as follows: Entrance hall, good size lounge to the rear leading to a conservatory overlooking the rear garden, kitchen, 2 double bedrooms and a bathroom with bath and electric shower over. Outside is a lawned garden to the front with a block paved driveway providing off road parking which leads past the bungalow to a detached single garage. The rear garden is completely enclosed and offers a lovely mature and private garden with trees and shrubs and a patio area leading from the back door and conservatory.

The property benefits from: Gas to radiator central heating via a combination boiler, UPVC double glazed doors and windows, fitted kitchen, fitted wardrobes in bedroom 1, block paved driveway leading to the side and single detached brick-built garage, private rear garden and located in a sought-after residential location.

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 A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass

- | | |
|------------------------|------------------------------|
| - 2 BEDROOMS | - GAS CENTRAL HEATING |
| - GENEROUS SIZE LOUNGE | - DETACHED GARAGE |
| - CONSERVATORY | - OFF-ROAD PARKING |
| - FITTED KITCHEN | - LOVELY PRIVATE REAR GARDEN |
| - FAMILY BATHROOM | - SOUGHT AFTER LOCATION |

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:



Energy performance certificate (EPC) - Find an energy certificate...

<https://find-energy-certificate.digital.communities.gov.uk/energy...>

Energy performance certificate (EPC)

3, Swift Close
BEDFORD
MK41 7HS

Energy rating

D

Valid until

6 June 2023

Certificate number

0405-2896-7265-9507-3611

Property type

Semi-detached bungalow

Total floor area

64 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

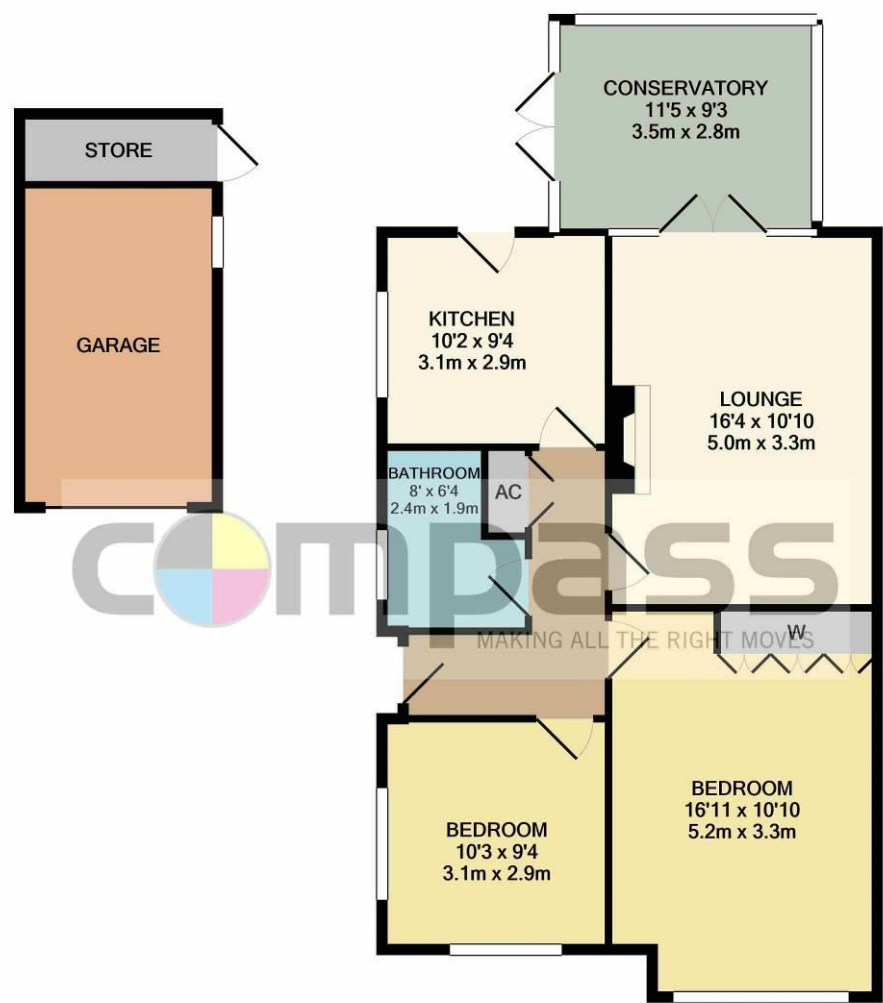
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

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

FLOORPLAN:



TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 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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COMPASS RESIDENTIAL HOMES

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