



Boteler Gardens, Bedford, Bedfordshire, MK42 0NG

Price £230,000 Freehold



We are delighted to present to the sales market this three-bedroom semi-detached home, ideally positioned on the sought-after south side of Bedford.



# Boteler Gardens

Bedford, MK42 0NG



- Ground floor cloakroom
- Three bedrooms
- Lounge / Diner
- Front and rear gardens
- Garage
- Parking to rear
- Close to local schools





We are delighted to present to the sales market this three-bedroom semi-detached home, ideally positioned on the sought-after south side of Bedford. Offering well-proportioned accommodation, generous gardens, and the added benefit of a garage, this property is perfectly suited to growing families, being close to Kings Oak Primary School and Bedford Academy.

The ground floor features a welcoming entrance hall and a convenient cloakroom with low-level WC and wash hand basin. The spacious L-shaped lounge and dining room provides a bright and versatile living space, with doors opening directly onto the rear garden. The fitted kitchen is equipped with a range of wall and base units, space for white goods, and a rear access door leading outside.

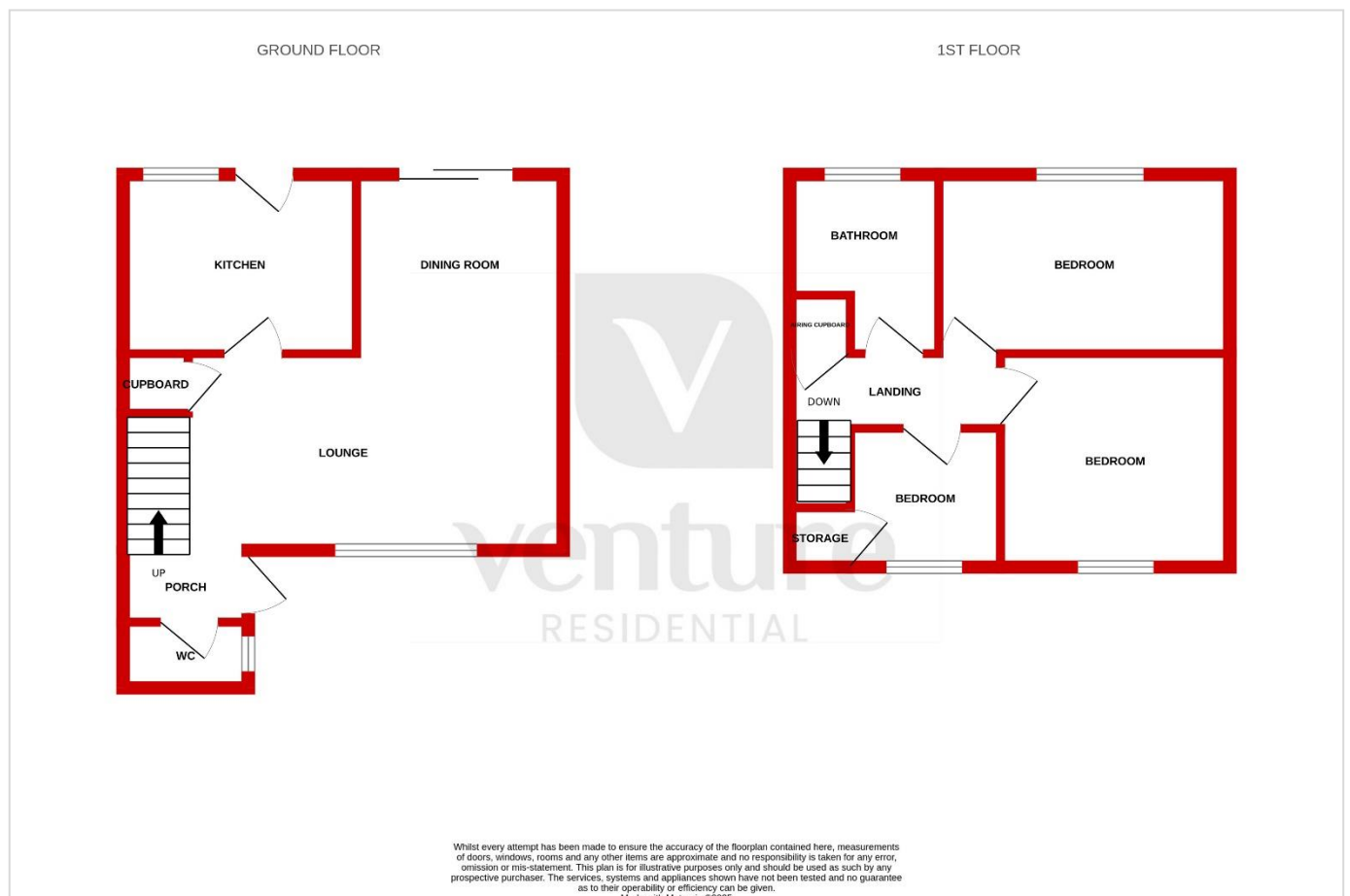
On the first floor, the landing gives access to three good-sized bedrooms and a family bathroom fitted with a low-level WC, vanity wash hand basin, and disabled-access bath.

Externally, the property enjoys both front and rear gardens. To the front, a communal green and pathway lead to the entrance, with part of the garden laid to lawn. The rear garden is enclosed with fencing and offers a patio seating area, double gates providing access to a private parking space, and entry to the single garage with up-and-over door.

This home represents excellent value for money in a popular residential area, offering space, convenience, and potential to make it your own.

- ★ Three-bedroom semi-detached family home
- ★ Popular south Bedford location near Kings Oak Primary & Bedford Academy
- ★ Spacious L-shaped lounge/diner with garden access
- ★ Fitted kitchen with external door to garden
- ★ Ground floor cloakroom with WC and wash basin
- ★ Three well-sized bedrooms and family bathroom with disabled-access bath
- ★ Front and rear gardens, plus private parking and single garage
- ★ Excellent value in a sought-after location

Don't miss out on this fantastic opportunity — call Venture Residential today on 01582 249155 to arrange your viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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