



## 1 bed maisonette to buy in MK42

Bunyans Mead, Elstow, Bedford,  
Bedfordshire, MK42 9XY

**£120,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Unique character property
- ✓ Grade II listed building
- ✓ 2.5 miles to Bedford station
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Steeped in character throughout, the property benefits from its own front door with stairs leading to the living room. A functional kitchen/dining space with ample storage and natural light. The bedroom is located towards the rear. The bathroom is of a contemporary design and completes the accommodation. A perfect, low maintenance rental property with an expected rental income of £1250pcm.

Entrance:

Front door leads to stairs to first floor. Carpet flooring. Light.

Living Room:

Abt. 16' 7" x 19' 6" (5.05m x 5.94m) A characterful room with feature beams and single glazed panelled windows. Carpet flooring. Radiator. Wall and ceiling lights.

Kitchen/Dining Room:

Abt. 16' 7" x 10' 8" (5.05m x 3.25m) A charming kitchen with a range of wall and base units with laminate worksurfaces. Oven and gas hob. Stainless steel sink and drainer. Under counter space for washing machine. Space for free standing fridge/freezer. Cupboard housing boiler. Dual aspect single glazed panelled windows. Half wall tiled splashback areas. Stairs leading to bedroom. Laminate flooring. Spotlights.

Bedroom:

Abt. 16' 7" x 11' 5" (5.05m x 3.48m) Stairs leading from the kitchen to a large double bedroom. Single glazed panelled window. Carpet flooring. Radiators.

Bathroom:

A modern three piece suite with panelled bath with overhead shower, low level WC and wash hand basin with mixer tap and vanity unit. Tiled areas and shower panels to splash back areas.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Price: Starting Bid £120,000

Property Type: Maisonette

Parking: On Street

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Bunyans Mead, Elstow, Bedford, Bedfordshire, MK42 9XY

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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