



**137 COTTON END ROAD,
WILSTEAD, BEDS, MK45 3DD**

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Asking Price £340,000

AN EXTENDED AND WELL PRESENTED 2/3 BEDROOM DETACHED BUNGALOW.

A good opportunity to acquire this rarely available detached bungalow located within the peaceful mid Beds village of Wilstead and being offered for sale with no upward chain. The accommodation is light and airy throughout, with the added benefit of a separate garden room attached to the rear of the garage. The accommodation is laid out as follows: Entrance hall, good size 'L' shaped lounge diner, fitted kitchen, modern wet room with separate WC, 1 very large double bedroom (which we believe was formerly 2 bedrooms and could quite easily be reinstated back to 2 separate bedrooms) and 1 further good size double bedroom. Externally: A nice size walled frontage laid to lawn with shrub borders, and off-road parking for 3 cars leading to a single garage and a lovely rear garden of good proportion that attracts a lot of sun also predominantly laid to lawn and non-overlooked. There a personal door access to the side of the garage and to the rear of the garage there is an extension which is currently a garden room with power and light and could easily be utilised as a games room or office facility.

The property benefits from: UPVC double glazed doors and windows, a very good size 'L' shape lounge/diner, good size kitchen and is well presented throughout.

Cotton End Road, Wilstead is well served by a village store, post office, takeaway outlets, public house/restaurant, primary school and is on a regular bus route. There is good vehicular access to the A6 towards Luton, M1 motorway, southern bypass and the A1(M) link road. Bedford town centre is situated approximately 5 miles away providing extensive shopping facilities, bus station and the mainline railway station which serves commuter links to London. Bedford town centre also offers good schooling, notably the highly regarded private Harpur Trust schools.

- 2/3 BEDROOMS
- SPACIOUS LOUNGE DINER
- KITCHEN
- WET ROOM
- GARDEN ROOM
- SINGLE GARAGE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LOVELY REAR GARDEN

Phone Vendors Sole Agents now to view this 3-bed detached bungalow. Call 01234-214234 to book your viewing

EPC:

COUNCIL TAX TELEPHONE BEDFORD BOROUGH COUNCIL DIRECT LINE 01234-221659.

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.

ANY OFFERS FOR THIS PROPERTY MUST BE QUALIFIED BY OUR IN-HOUSE FINANCIAL SERVICES DEPARTMENT

Compass Residential 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 Residential has any authority to make or give any representation or warranty whatsoever in relation to the property. **JANUARY 2019.**

These details are presented **Subject to Contract and Without Prejudice.**

MAP:



Energy performance of buildings register

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

Energy performance certificate (EPC)

137 COTTON END ROAD WILSTEAD MK45 3DD	Energy rating D
Valid until 5 November 2030	Certificate number 9350-2784-0090-2200-5145

Property type Detached bungalow

Total floor area 81 square metres

Rules on letting this property

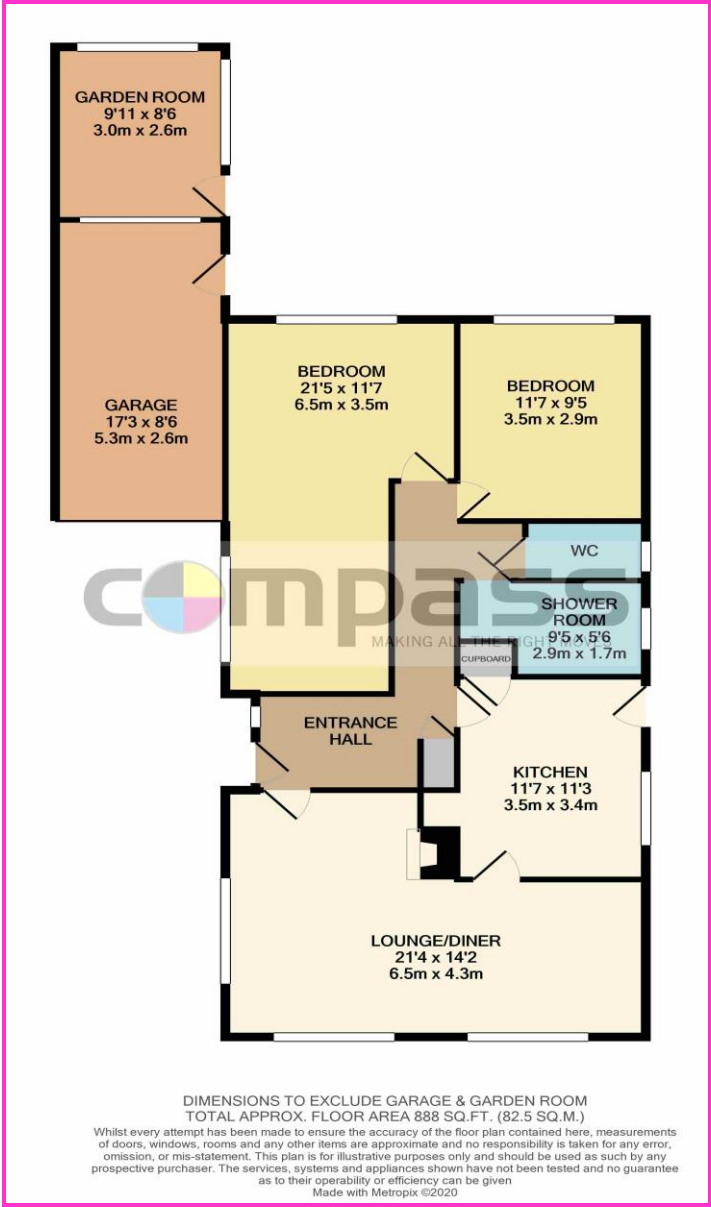
Properties can be rented if they have an energy rating from A to E.

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.](#)



FLOOR PLAN :







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