

## Pax Hill, Putnoe, Bedford, Putnoe, MK41 In the region of £360,000, Freehold

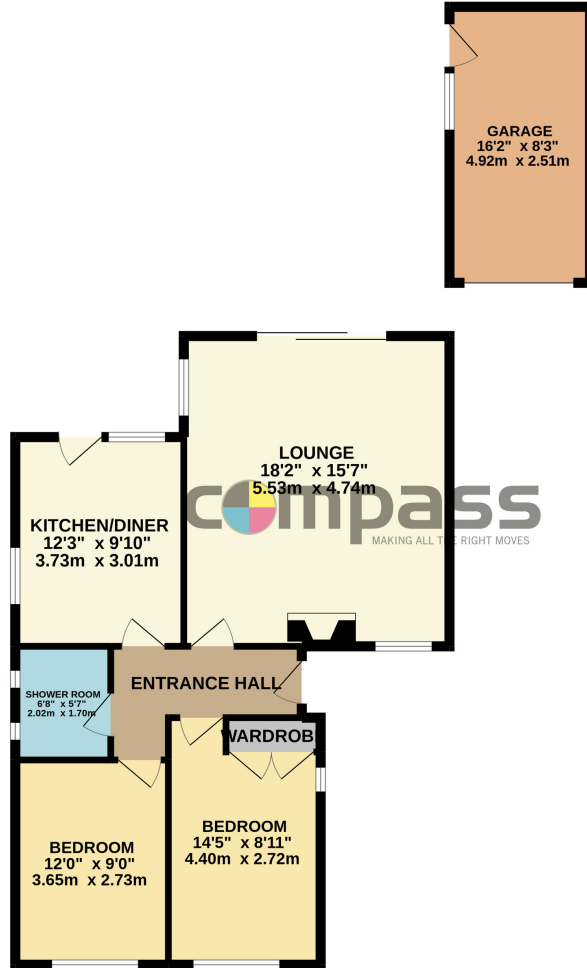


Compass Residential Homes are delighted to bring to market this rarely available 2 bedroom detached bungalow located in Putnoe and cited on a good sized plot.





GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

Compass Residential Homes are delighted to bring to market this rarely available 2 bedroom detached bungalow located in Putnoe and cited on an good sized plot.

The accommodation briefly comprises: entrance hall, kitchen/dining room, good sized lounge with patio doors to garden, 2 double bedrooms (Master has built-in wardrobe) and a shower room.

ACCOMMODATION (maximum dimensions):

Kitchen/Dining: 12' 3 x 9' 10

Lounge: 18' 2 x 15' 7

Master bedroom: 14' 5 x 8' 11

Bedroom 2: 12' 0 x 9' 0

Shower room: 6' 8 x 5' 7

Externally this beautiful property offers low maintenance gardens to both front and rear (split level) with a single garage and driveway with off road parking for 2-3 cars.

LOCATION:

The property is situated within walking distance to 2 parades of local shops for day-to-day necessities, a local Doctors and Dental surgery and the 60 acre Victorian Bedford Park.

A regular bus route is close by to Bedford town centre for extensive shopping facilities and the mainline railway station is on the Western fringe of the town centre offering fast & frequent commuter links to London & the North.

Pax Hill falls within a highly regarded local authority school catchment for all age groups and access to the A1M, M1 and A6 can all be easily sourced via the Bedford Southern bypass.

COMPASS REQUIREMENTS:

Under the terms of the Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property via our firm.

Upon acceptance of an offer a client will be required to provide an original official document e.g. 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 Residential 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 Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

These details are presented Subject to Contract and Without Prejudice as of JUNE 2022.

**Property type**

Detached bungalow

**Total floor area**

73 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 C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
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Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 271 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### ▶ [What is primary energy use?](#)

## Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

**An average household produces 6 tonnes of CO<sub>2</sub>**

**This property produces 3.5 tonnes of CO<sub>2</sub>**

**This property's potential production 1.9 tonnes of CO<sub>2</sub>**

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£71

Potential rating after completing step 1

66 | D

## Step 2: Low energy lighting

Low energy lighting

Typical installation cost

£15

Typical yearly saving

£15

Potential rating after completing steps 1 and 2

67 | D

## Step 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£26

Potential rating after completing steps 1 to 3

68 | D

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

**Estimated energy use and potential savings**

**Estimated yearly energy cost for this property** £754

**Potential saving** £113

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	8268 kWh per year
Water heating	2037 kWh per year

### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

**Contacting the assessor and accreditation scheme**

Email

[cj@chrisjarmanenergy.co.uk](mailto:cj@chrisjarmanenergy.co.uk)

## Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020609
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	15 June 2022
Date of certificate	15 June 2022
Type of assessment	▶ <a href="#">RdSAP</a>

### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dlnhc.digital-services@levelingup.gov.uk](mailto:dlnhc.digital-services@levelingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.