

St Marys Road, Wootton, Bedford, Bedfordshire MK43 9HA

WALDENS ESTATE AGENTS

St Marys Road
Wootton
Bedford
Bedfordshire
MK43 9HA

£268,000

Immaculately presented two double bedroom home with a beautiful maintained rear garden approx 85ft in length. The property offers a spacious lounge, a generous kitchen/diner,and a modern family bathroom. Off road parking for two vehicles. Ideally located close to local amenities and transport links, this property is perfect for first time buyers or investors.

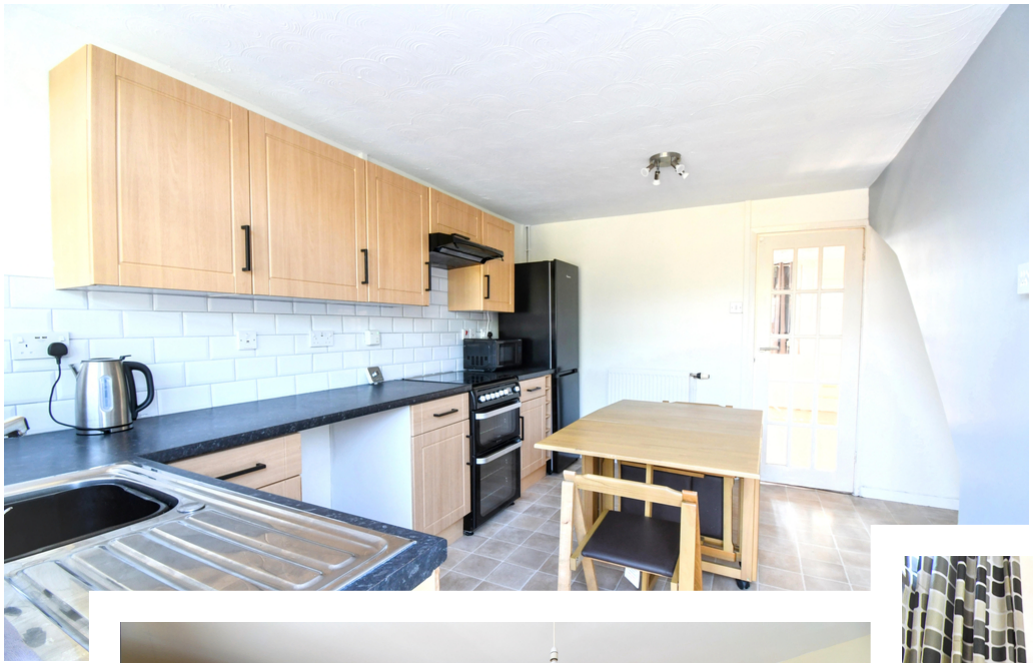
- Immaculate condition
- Two Double Bedrooms
- Seperate Lounge
- Spacious Kitchen/Diner
- Approx 85ft Rear Garden
- No Onward Chain
- Gas Central Heating
- Off Road Parking







Wootton offers a range of local amenities, including convenience stores, a post office, village hall, and pubs serving food, all contributing to a strong sense of community. Easy access to Bedford and surrounding towns. Major routes such as the A428, A421, and M1 are all within easy reach. Families will appreciate the local schools, with Wootton Upper School and Wootton Lower School also nearby.





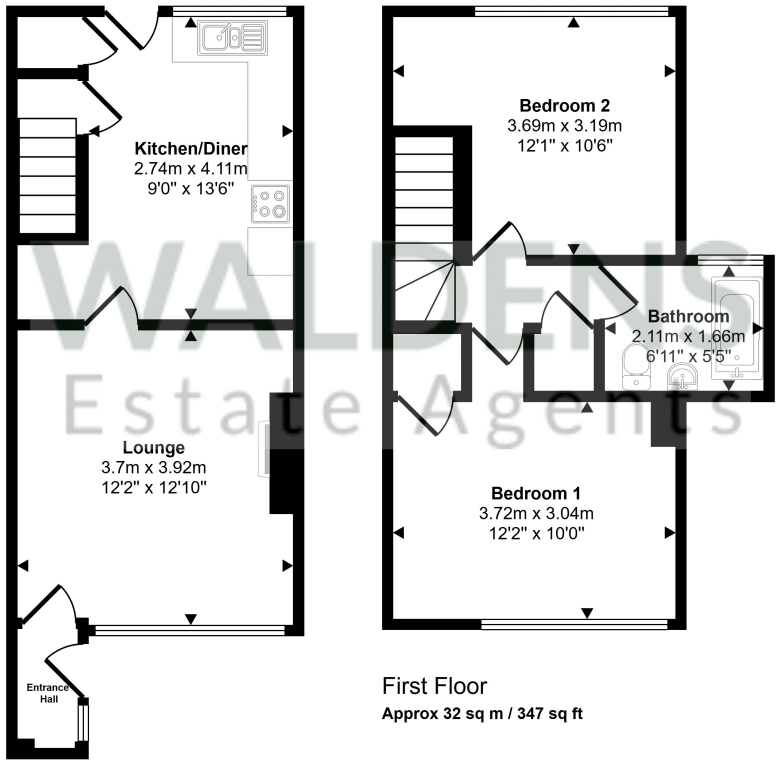
Upon entering the property, you are welcomed into the entrance hall, with a door leading through to the spacious lounge, which features a fireplace with a back boiler. The lounge opens into the generously sized kitchen/diner, offering ample space for a dining table and chairs. The kitchen is fitted with a range of modern wall and base units, complemented by worktops, plumbing for washing machine, cooker and cooker hood to remain. Built in dishwasher. Under stairs storage area, also a built-in storage cupboard. A door leads to the rear garden, while stairs rise to the first floor. The first-floor landing benefits from a storage cupboard and provides access to two bedrooms and the family bathroom. The principal bedroom offers plenty of space for wardrobes and also features a built-in cupboard. The second bedroom comfortably accommodates a double bed and wardrobe. The bathroom is fitted with a modern three-piece suite, complete with a fitted shower. Externally, the rear garden features a large paved patio area, a brick-built storage barn, a wooden shed, and a lawned garden. At the rear of the garden is a summer house measuring approximately 7ft x 7ft, which benefits from a power supply. Please note that the summer house is available by separate negotiation. To the front, the garden has been laid mainly with stones, providing convenient off-road parking.

Please note: Any prospective buyer will have to go through Anti-Money Laundering Checks. The cost is £50 per applicant.





Approx Gross Internal Area
63 sq m / 677 sq ft

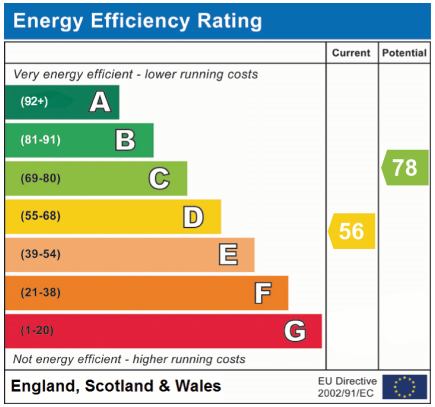


Ground Floor
Approx 31 sq m / 330 sq ft

First Floor
Approx 32 sq m / 347 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Council Tax Band B
- Energy Efficiency Rating D

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.