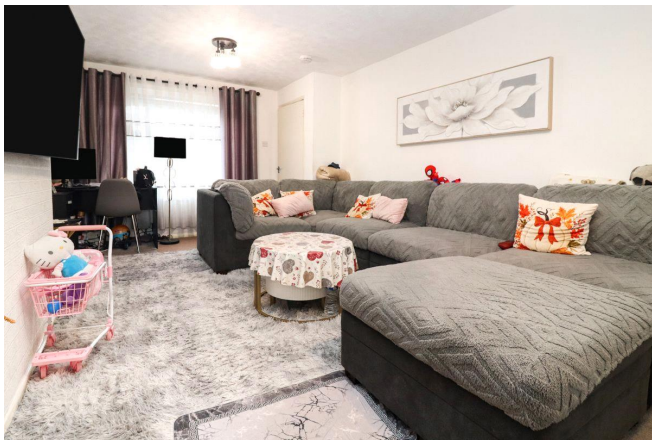


CORNLAND, BEDFORD

SIMON GOODACRE
PROPERTY







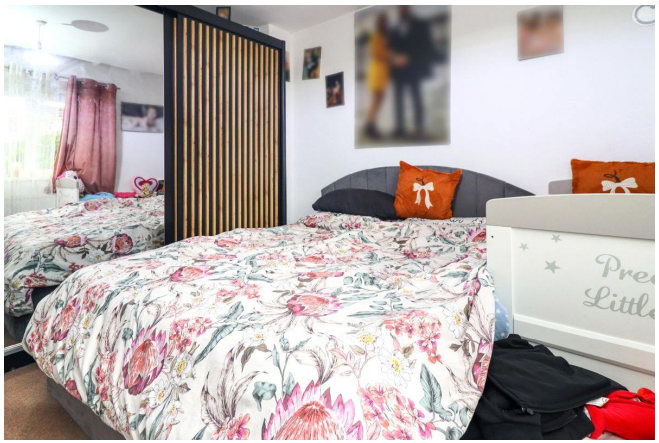
Cornland, Bedford

Price: £260,000

- 3 bedroom terraced property
- Driveway for 2 cars
- Excellent school catchments close by
- Popular location in Putnoe
- Quick access to A421 & M1
- Refitted kitchen and bathroom







Well-presented three bedroom home in popular Putnoe, featuring a recently refitted modern kitchen, dual-aspect lounge/diner, utility room and refitted shower room. Benefits include driveway parking and an east-facing, unoverlooked rear garden. Convenient for local shops and schools.

EPC Rating: C

Council Tax Band: B

Situated on the popular eastern side of Bedford, this well-presented three bedroom family home occupies a convenient position close to a wide range of local amenities, schooling and transport links. Offering well-proportioned accommodation throughout, the property would make an ideal purchase for families, first-time buyers or those looking to move into this sought-after residential area.

The ground floor accommodation comprises an entrance hall with stairs rising to the first floor and access to a spacious dual-aspect lounge/diner, providing a pleasant living and dining space. The kitchen has been recently refitted with a stylish modern range of units and work surfaces, creating a contemporary and practical space. Further benefits to the ground floor include a separate utility room and an additional front door.

Upstairs, there are three well-proportioned bedrooms, each benefiting from fitted storage, together with a refitted shower room. The property also benefits from double glazing and gas-fired central heating.

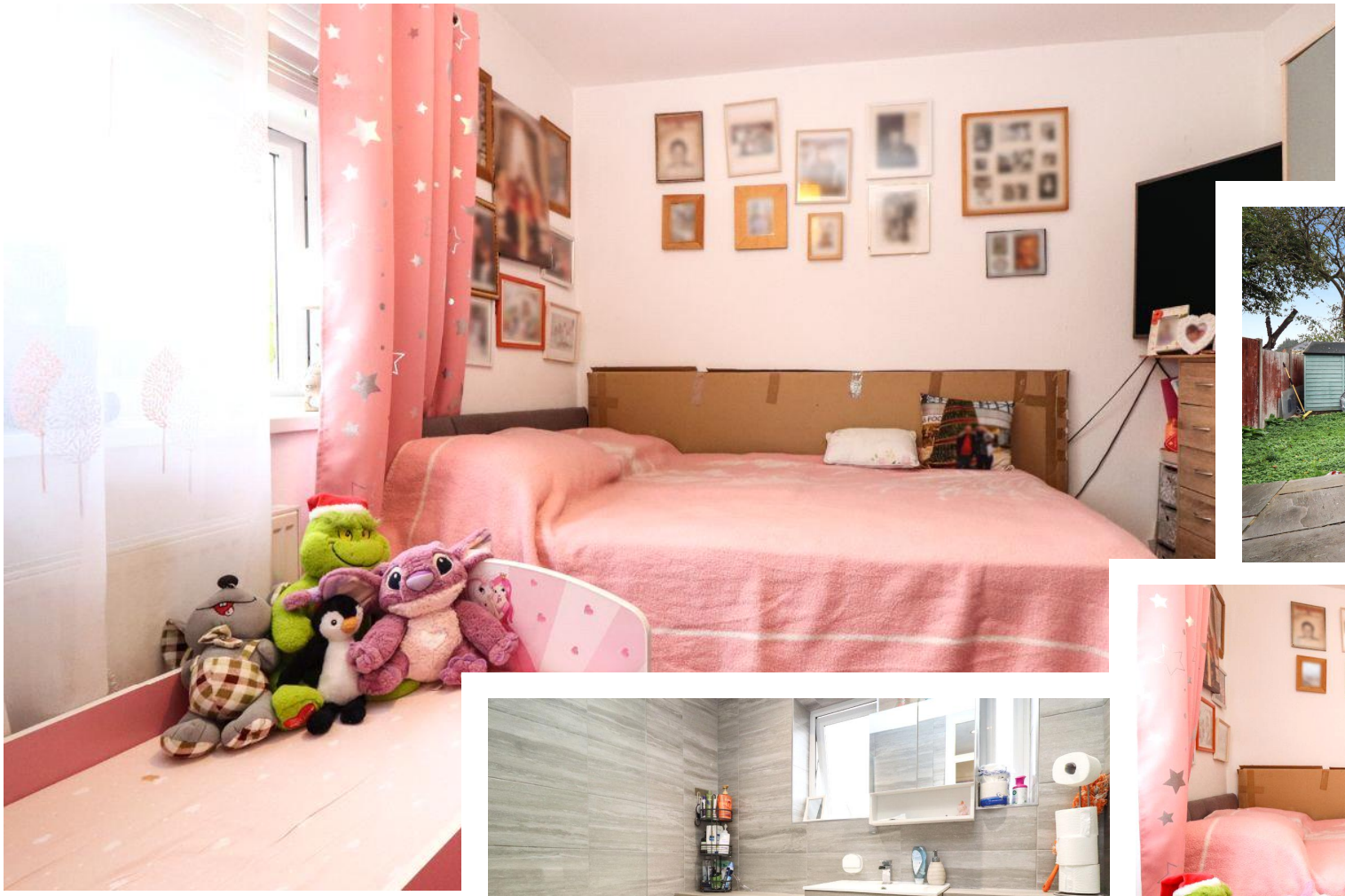
Externally, the front of the property features a block-paved driveway providing off-road parking. To the rear is an attractive east-facing garden, comprising a paved patio area and lawn, with the added benefit of being unoverlooked from the rear.

Cornland is situated just off Queens Drive in the popular Putnoe area of Bedford, conveniently positioned for local schooling and a variety of shops along both Church Lane and Queens Drive. Further amenities can be found along Goldington Road, including Waitrose and a selection of takeaway outlets. There is also a regular bus service providing convenient access into Bedford town centre.

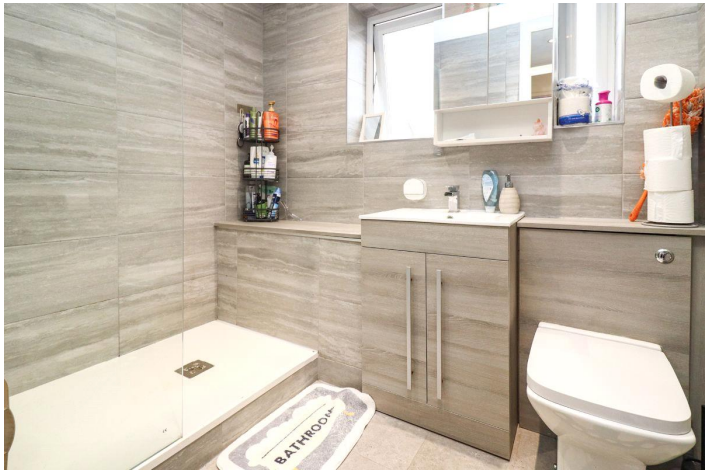
Buyer's Notes
HMRC requires all estate agents to follow strict money laundering rules to protect clients. To comply, we use a Government-approved electronic ID verification system under the Digital Identity and Attributes Trust Framework (DIATF). This fast and reliable process ensures your transaction stays compliant and secure. A fee of £25 + VAT per person applies to cover the time, legal, and administrative costs involved.

Disclaimer
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. Potential buyers are advised to recheck the measurements before committing to any expense. Floorplans are for illustration purposes only. Goodacre has not sought to verify the legal title of the property and the potential buyers must obtain verification from their solicitors. Potential buyers are advised to check and confirm the EPC and council tax bands before committing to any expense.

Council Tax Band: B
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden, Private Garden, Rear Garden



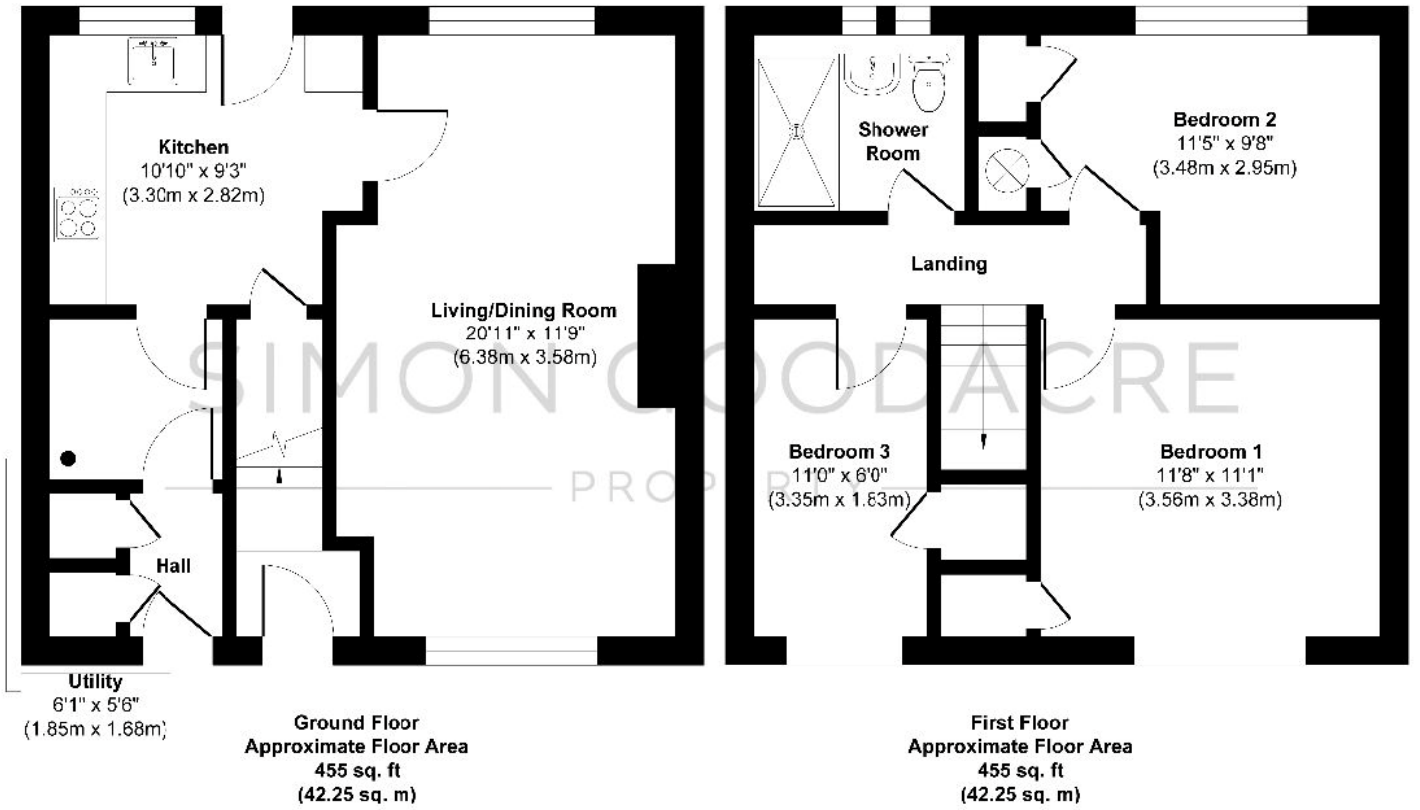








Cornland, Bedford, MK41



SIMON GOODACRE PROPERTY

Approx. Gross Internal Floor Area 910 sq. ft / 84.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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