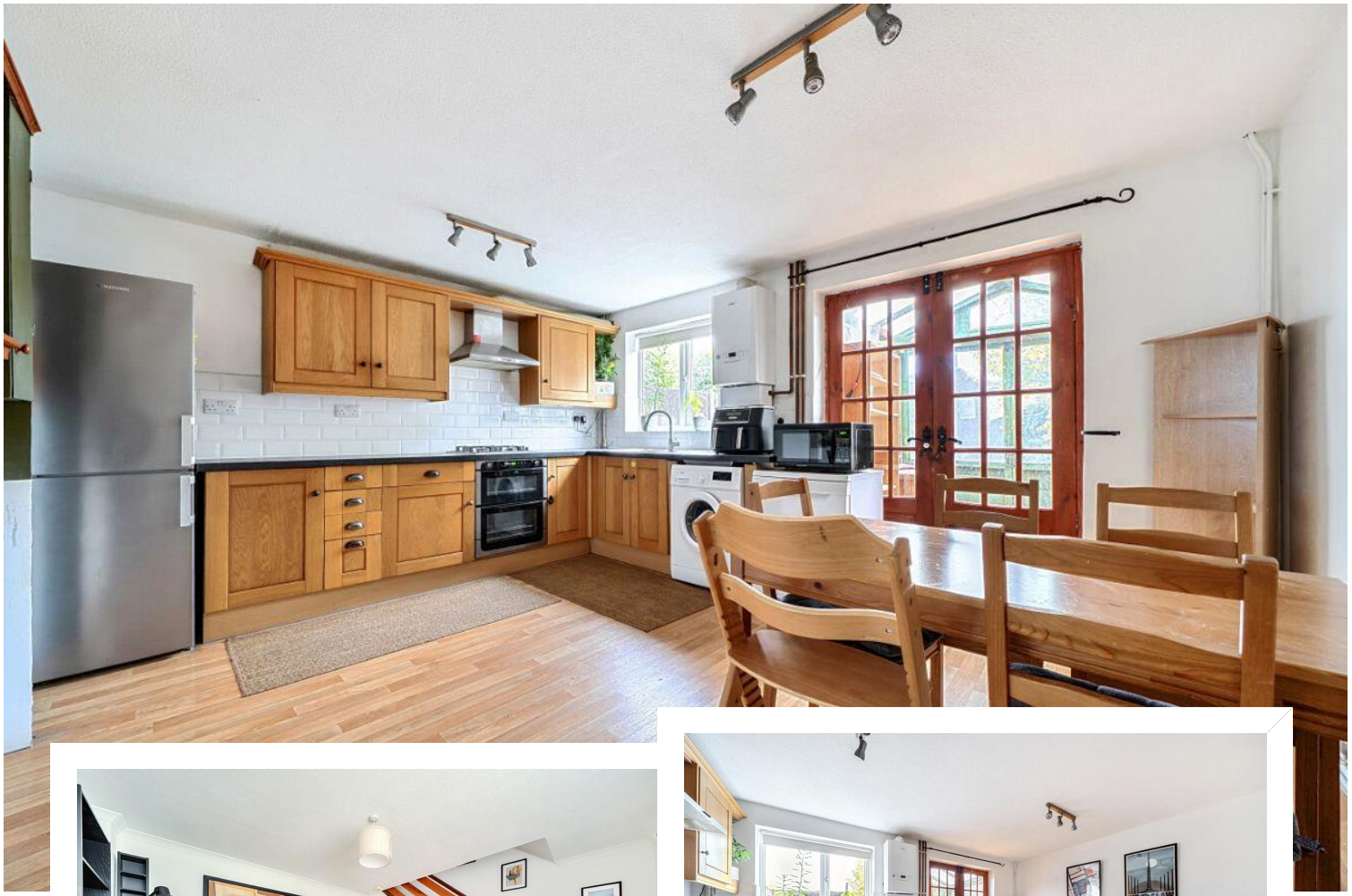
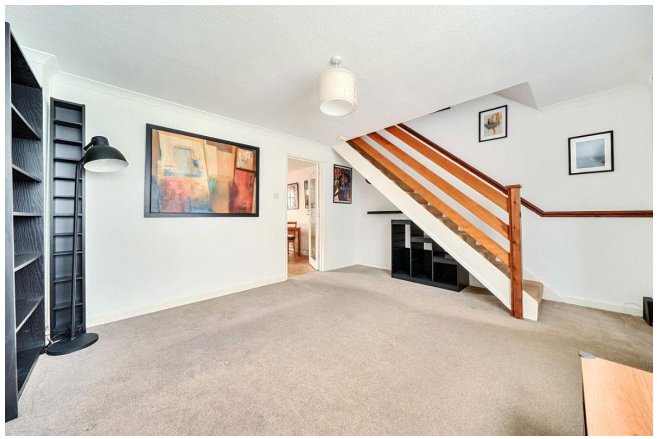


WASHBURN CLOSE, BEDFORD

SIMON GOODACRE
PROPERTY



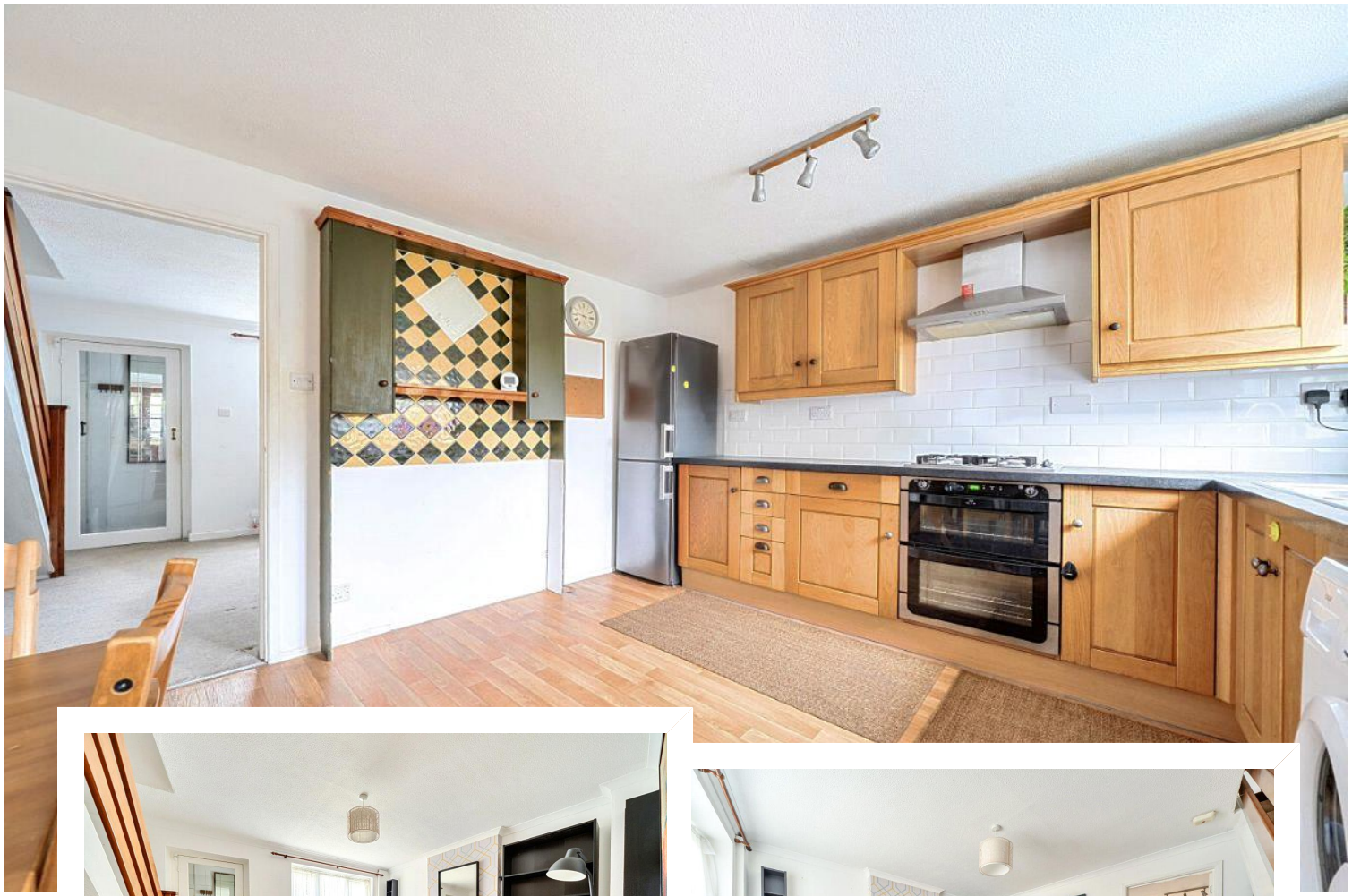




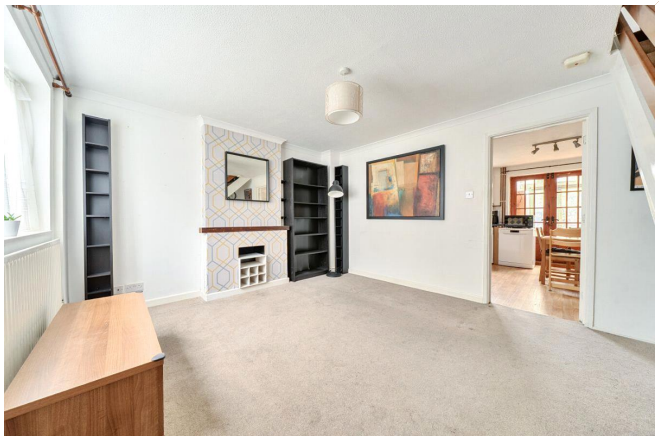
Washburn Close, Bedford

Price: £280,000

- 3 bedroom terraced property
- Close to Mowsbury Park
- Excellent school catchments
- Garage in block
- Perfect investment or first time buy property
- Popular location in Brickhill







This three bedroom terraced home in popular Brickhill, offered with no onward chain. Features include a spacious lounge, kitchen/diner, timber conservatory, three good-sized bedrooms, enclosed rear garden, garage and parking. Ideal for first-time buyers or investors.

EPC Rating: C

Council Tax Band: C

Situated in a peaceful position within the popular area of Brickhill, this three bedroom terraced home is offered to the market with no onward chain.

The accommodation begins with an entrance hall leading through to a spacious lounge, providing a comfortable living space. To the rear, the kitchen/dining room offers ample space for family dining and entertaining, with the added benefit of a timber-built conservatory providing further reception/storage space. Upstairs, the first floor offers three well -proportioned bedrooms, all offering good space, with the master bedroom benefiting from built-in storage. There is also a three piece family bathroom.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space. There is ample on-street parking available, together with a garage situated within a nearby block, which also benefits from additional space to park a vehicle directly in front.

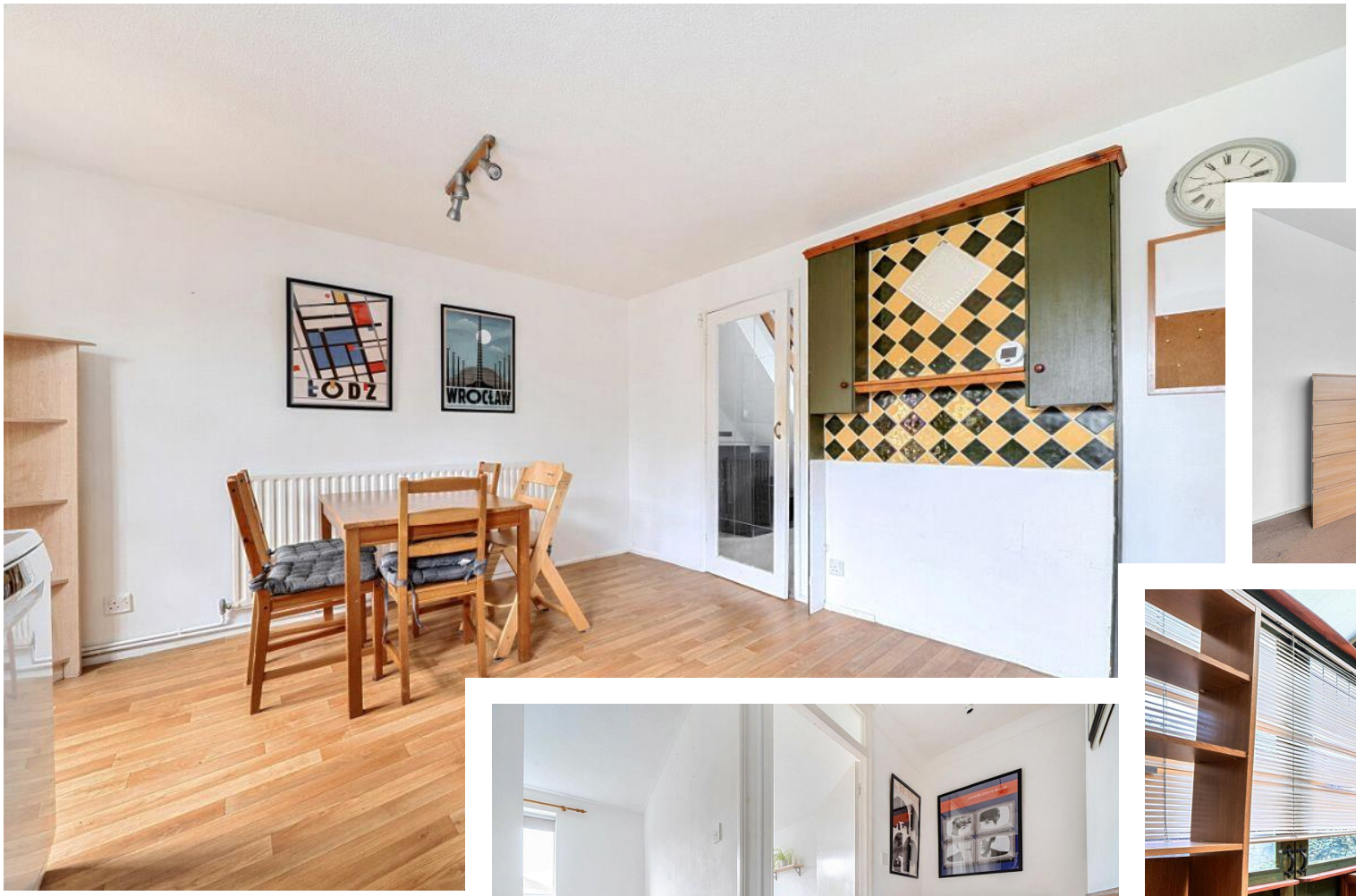
Although some modernisation is required, the property offers an excellent opportunity for first-time buyers looking to get onto the property ladder or investors seeking a home with scope to add value. Its convenient location, practical accommodation and the benefit of no onward chain make this an appealing opportunity.

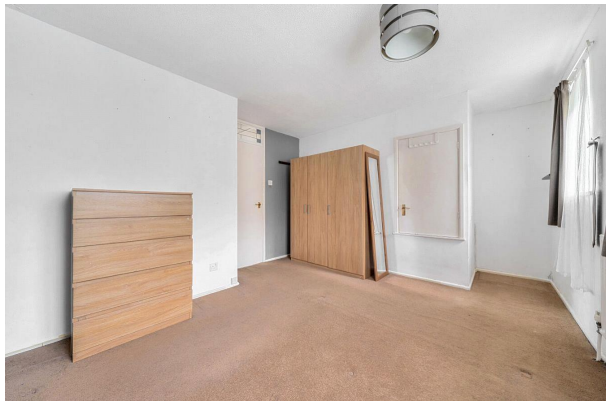
Location
Brickhill is a popular residential area to the north of Bedford, offering a good range of local amenities including shops, a Tesco Local, doctors, dentists and a library. Mowsbury Park is within easy walking distance, providing attractive open spaces for outdoor activities, while a nearby golf course offers additional leisure opportunities. The area is also well regarded for its schooling, with popular options including St Thomas More Catholic School and Brickhill Primary School, alongside convenient transport links into Bedford town centre and beyond.

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.

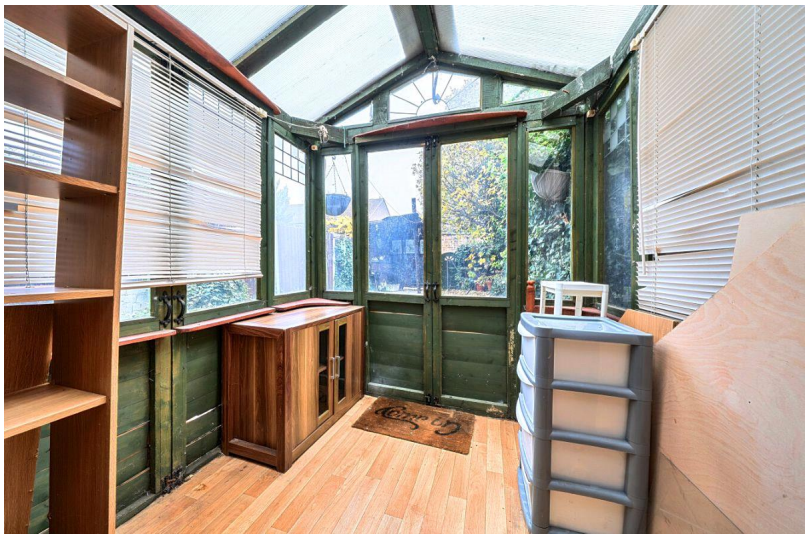
Disclaimer
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Potential buyers are advised to recheck 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: C
Tenure: Freehold
Parking options: Garage
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden


ŁODZ
WROCŁAW



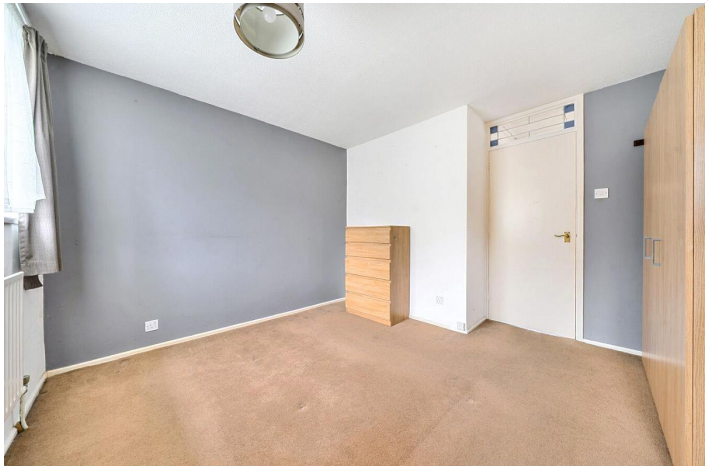


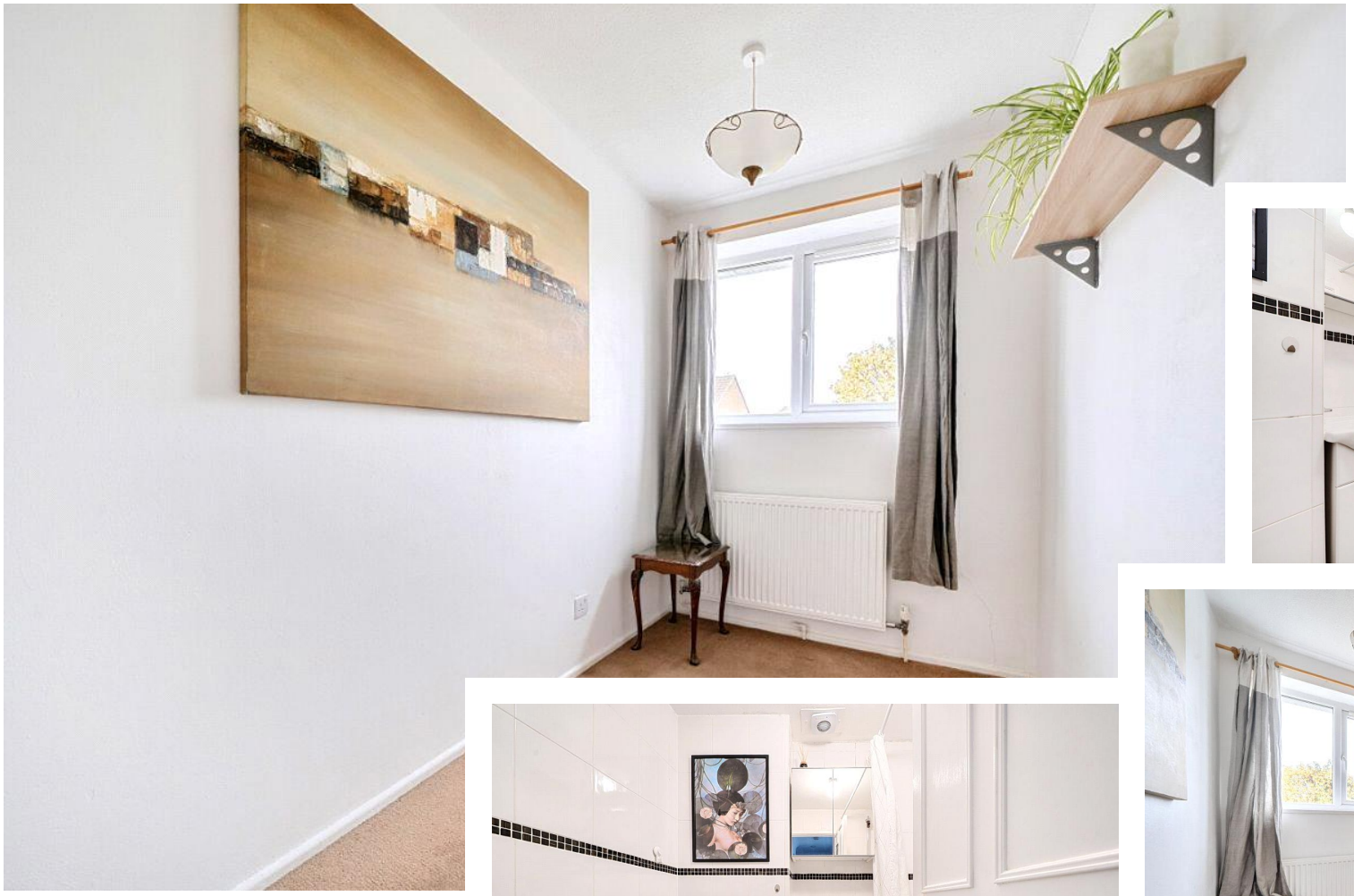




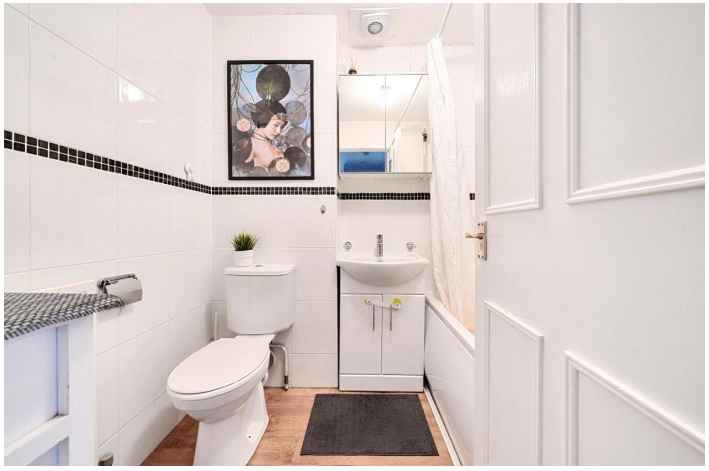






















Washburn Close, Bedford, MK41

Approximate Area = 803 sq ft / 74.6 sq m (excludes store)
Garage = 143 sq ft / 13.3 sq m
Total = 946 sq ft / 87.9 sq m
For identification only - Not to scale



SIMON GOODACRE PROPERTY

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simon Goodacre Property. REF:1540004

SIMON GOODACRE PROPERTY

27 Castle Road, Bedford MK40 3PL
E: hello@simongoodacreproperty.co.uk | T: 01234 866776

WWW.SIMONGOODACREPROPERTY.CO.UK

SIMON GOODACRE

PROPERTY