



25 Lower Farm Road | Bromham | MK43 8JB



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Offers In The Region Of £325,000

Offered with no onward chain is this three bedroom semi detached mature house on the edge of this sought after North Beds village. Backing on to open countryside, the property offers an excellent opportunity to create a wonderful family home. The property benefits from off road parking, single garage, double glazing and a gas fired radiator heating system. The accommodation comprises a hall, sitting room, dining room and kitchen. To the first floor are three bedrooms and a bathroom. Viewing is highly recommended.

- Rarely available mature semi-detached house
- Off road parking & garage
- Edge of sought after village
- Potential to extend (Subject to planning)
- Field views to front & rear
- No onward chain

Storm porch with PVC front door leading to

Entrance Hall

Stairs to first floor landing, doors to all principal rooms, door to cupboard under stairs.

Sitting Room

11'4" x 12'5" (3.47 x 3.80)

Bay window to front, radiators, gas fire with marble hearth and surround with wooden mantle, TV point, picture rail.

Dining Room

10'11" x 9'8" (3.33 x 2.95)

Sliding patio doors to the rear garden, radiator, electric fire, gas fired boiler serving heating and hot water, picture rail.

Kitchen

5'11" x 6'9" (1.81 x 2.06)

Fitted with a range of base and eye level units, inset stainless steel sink with matching taps above, space for electric cooker, space and plumbing for washing machine, tiling to splash areas, corner shelving, window to side, PVCu door with obscured glazing leading to rear garden.

First Floor Landing

Window to side, loft access hatch, doors to all bedrooms and family bathroom.

Bedroom One

10'1" x 11'3" (3.09 x 3.43)

Window to front, radiators, feature fireplace, built in wardrobes, picture rail.

Bedroom Two

8'11" x 10'11" (2.72 x 3.35)

Window to rear, radiator, feature fireplace, built in wardrobes, picture rail.

Bedroom Three

6'10" x 7'0" (2.09 x 2.15)

Window to front, radiator, picture rail.

Bathroom

Three piece suite comprising of low level WC, hand wash basin with traditional style taps, bath with wooden panel and electric shower above. Tiling floor to ceiling, radiator, shower curtain, obscured glazing to rear aspect.

Outside

The property sits behind a front garden laid predominantly to lawn with some mature shrubs bordering on all three sides, driveway leading along the side of the house providing off road parking for multiple vehicles, enclosed with a low level picket fence.

Garage

Of concrete sectional construction with up and over door,

Rear Garden

Immediately abutting the rear of the house is a hard standing area giving access to the brick shed and garage, a slabbed patio area adjoins this area with the remainder laid to lawn and mature hedging, plants and trees. The whole is enclosed by a mixture of feather board fencing and ever green bushes. Backing onto open countryside it is considered private.

Brick Shed

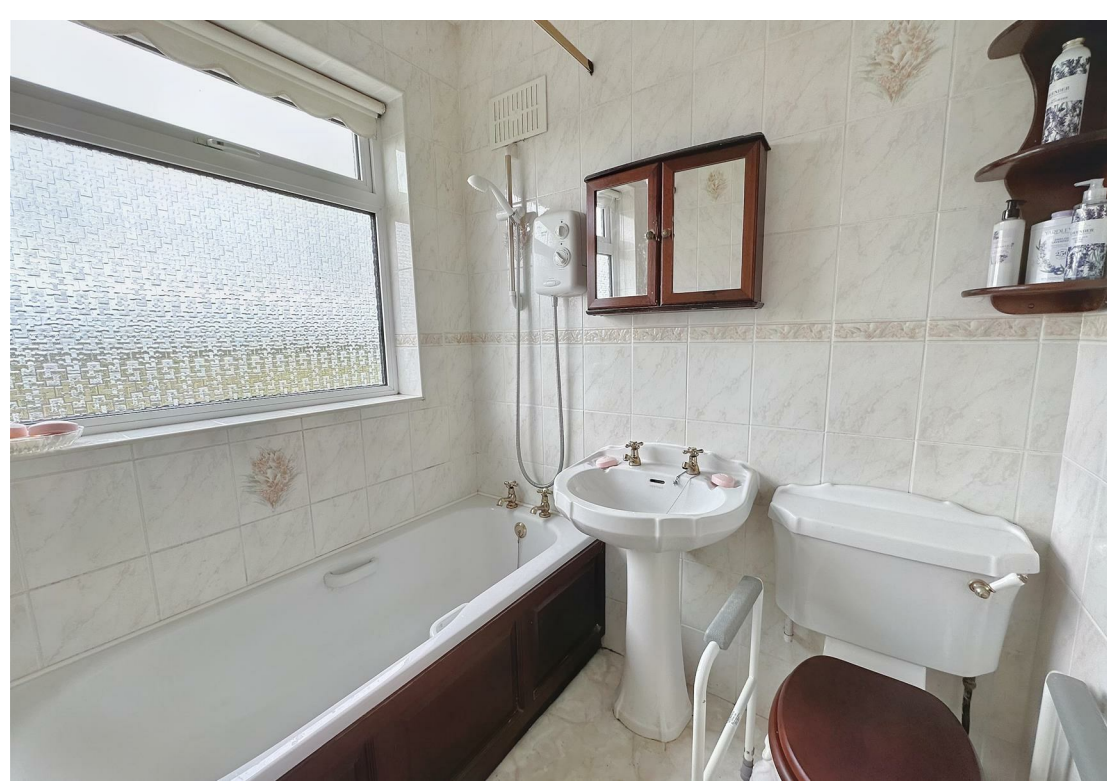
6'11" x 4'10" (2.13 x 1.49)

Window to side, timber door with latch style lock, shelving

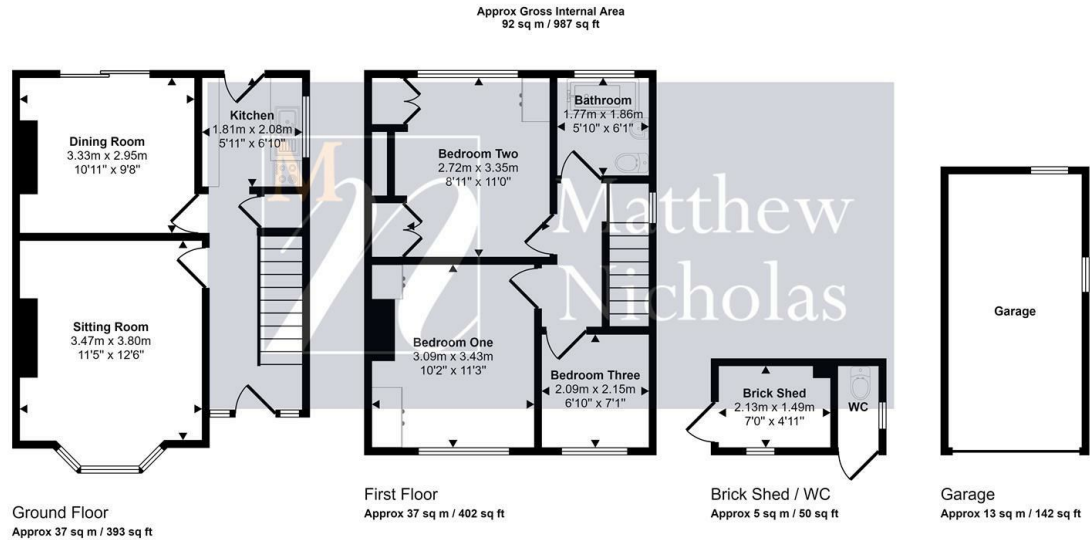
WC

Low level WC, obscured glazing to the side





Further Information



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.

Local Authority: Bedford Borough Council
 Tax Band: C
 Floor Area: 987.00 sq ft

Energy Efficiency Rating	
Current	Potential
	87
60	

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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