



# Oakley Road, Bromham, Bedford

Offers Over £325,000 Freehold

2 bedroom end-terraced house for sale

## Description

A charming character home situated within the highly desirable village of Bromham. The house is set back from the road with a driveway providing off-street parking and a pretty front garden well stocked with various flowers and mature vegetation. A considerable benefit of this home is the photovoltaic solar panels, which in the current climate where energy prices are rising to new levels are of significant benefit to the new owners. Our client currently benefits from a tax-free income of £1200 per annum!

That's not all, and there's also a beautiful garden over 100 feet.

Inside, there's lots to love too. There are stairs to the first floor and a door to the sitting/dining room from the entrance hallway. The centrepiece of the room is the log burning stove, perfect for cosy winter evenings in front of the fire, and the house is equally equipped for summer too, with French doors which lead onto the rear garden; more on that later. Completing the ground floor is the kitchen. There's a large range cooker currently occupying the cooking space in the kitchen with plenty of worktop space around to prepare meals. Modern convenience for appliances is sorted too, with room for a fridge freezer, dishwasher and washing machine.

There are two double bedrooms on the first floor, both with excellent views over the rear garden and countryside in the distance. The master bedroom also has a decorative fireplace too.

Both bedrooms are served by a well-appointed four-piece bathroom with a corner shower, WC, washbasin and a fabulous free standing ball and claw bath.

On to the great outdoors, the frontage is well stocked with vegetation and has off-road parking for numerous cars with the additional benefit of a single garage.

The rear garden is a treasure-trove of seating areas, perennials, shrubs and expansive lawn, cleverly arranged to create a true haven for birds, butterflies and, of course, you. Watch the sun set over the far-reaching views as the sausages sizzle on the barbeque, and you share a bottle of wine next to the chiminea with friends. There are three areas to the garden, the courtyard area immediately to the rear of the



kitchen with access to the garage. Two further lawned areas are separated by a pergola with the furthest from the house with raised beds and a brick built outbuilding.

The village has excellent schooling, a supermarket, two public houses, shops and a pharmacy.

Tenure: Freehold

## **Tenure**

Freehold

### Ground Floor

Main area: approx. 32.5 sq. metres (350.0 sq. feet)  
Plus garages, approx. 12.9 sq. metres (139.1 sq. feet)  
Plus outbuildings, approx. 7.0 sq. metres (75.8 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Main area: Approx. 65.0 sq. metres (699.9 sq. feet)

Plus garages, approx. 12.9 sq. metres (139.1 sq. feet)  
Plus outbuildings, approx. 7.0 sq. metres (75.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. James Kendall Estate Agents

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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