

**James
Kendall**
Estate Agents

For Sale
01234 852434
James Kendall
Estate Agents

1 Fiona Way, Bedford

Bedford

Offers Over **£325,000**

1 Fiona Way

Bedford, Bedford

This superb mid-terrace home is situated within easy reach of shops, services and schools, and offers an excellent opportunity for families, first-time buyers, even investors.

Council Tax band: D

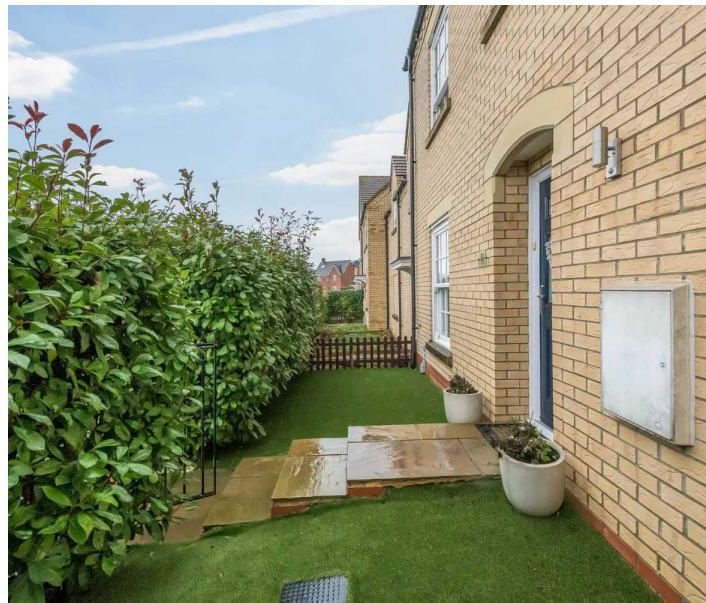
Tenure: Freehold

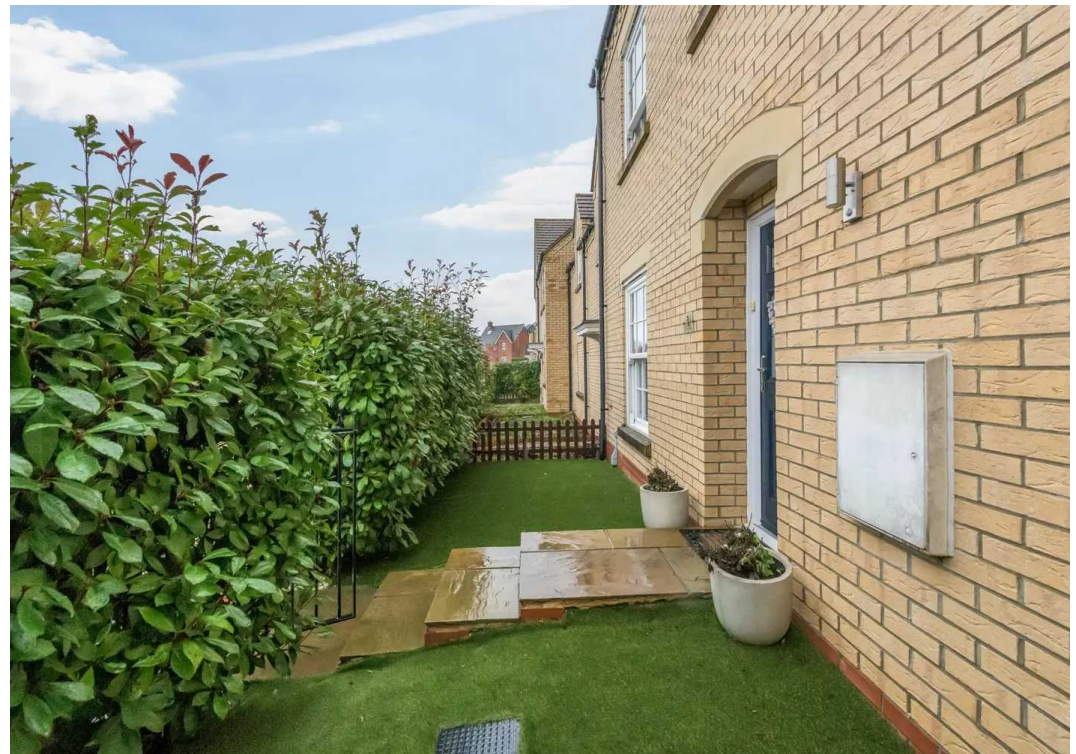
- Modern mid-terrace on the Aspire development by Orbit Homes
- On the doorstep of greenspace, easy reach of schools and amenities
- 10-minute drive to Bedford town centre and mainline station
- Kitchen/diner with appliances, spacious lounge with garden access
- Three bedrooms, en suite shower, family bathroom, cloakroom
- Good-sized low-maintenance garden, plus private parking for two

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances – All measurements are approximate.



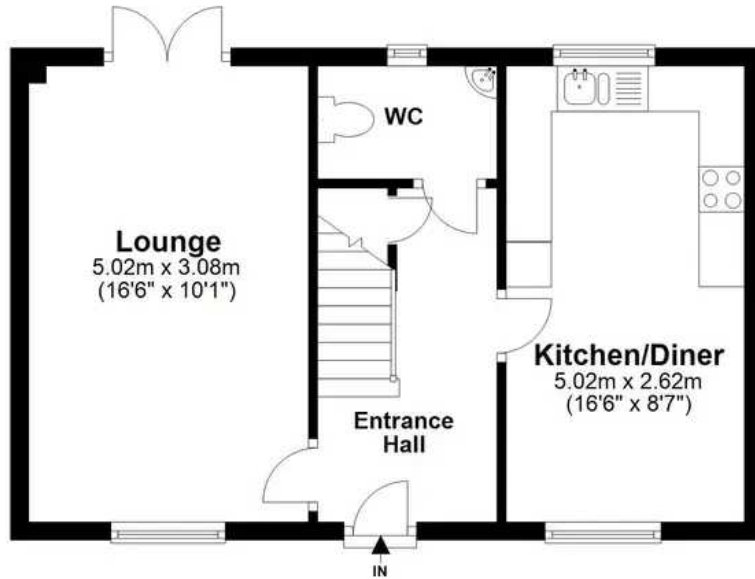




Ground Floor

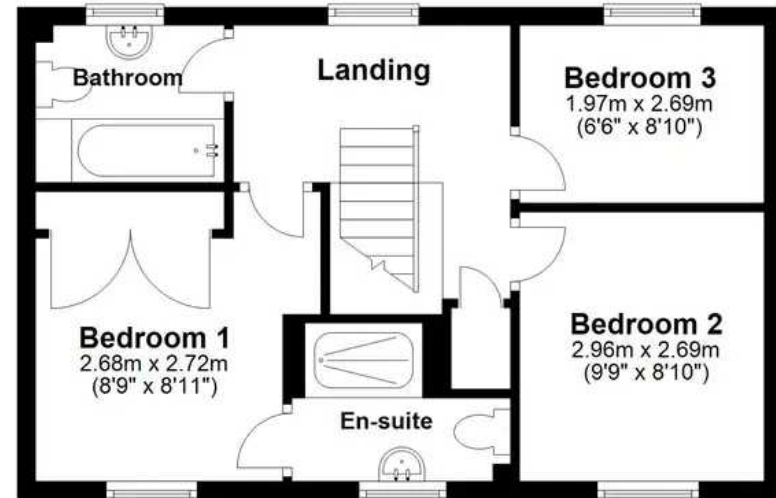
Main area: approx. 39.0 sq. metres (419.5 sq. feet)
Plus, approx. 16.1 sq. metres (173.5 sq. feet)

Carport
5.89m x 2.74m
(19'4" x 9')



First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Main area: Approx. 79.2 sq. metres (853.0 sq. feet)

Plus, approx. 16.1 sq. metres (173.5 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.



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