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**Bedford, Bedfordshire, MK42**

**£234,995**

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Taylors Estate Agents are delighted to offer for sale this well presented four bedroom townhouse comprising of entrance hall, cloakroom, kitchen/diner on the ground floor, lounge, bedroom and bathroom on the first floor, master bedroom with ensuite, two further bedrooms and a shower room on the second floor. Benefits include double glazing, gas to radiator heating, alarm, front and rear gardens, garage and driveway. This property is also offered for sale with no upward chain and viewing is highly recommended. This property is situated on Usher Close within the Britannia Wharf development. Local amenities include shops, pub and a hospital whilst Bedford town centre lies approximately one mile away and hosts an array of shopping and leisure facilities as well as offering access to major road and rail links.

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## Accommodation

### 4 Bedrooms

Double glazed window to side aspect, wooden panel doors to bedrooms one, three, four and to shower room.

### Entrance Via

Door to:

### Master Bedroom 5.0m x 3.3m

Double glazed window to front aspect, radiator, wooden panel door to ensuite.

### Entrance Hall

Wooden panel doors to downstairs cloakroom, kitchen diner and wooden door to under stairs storage cupboard, radiator, coving to ceiling, stairs to first floor accommodation.

### Ensuite

Three piece white suite comprising of low level w.c, vanity wash hand basin with mixer tap over, walk in shower enclosure with power shower over, tiling to splash back areas, extractor fan, radiator.

### Cloakroom

Two piece white suite to comprise of low level w.c and wall mounted wash hand basin with mixer tap over, tiling to splash back areas and frosted double glazed window to front aspect.

### Bedroom Three

Double glazed window to front aspect, radiator, airing cupboard ( housing hot water tank).

### Kitchen Diner 3.2m x 2.0m

A range of wood effect high and base level units with work surfaces over, one and a half stainless steel sink drainer unit with mixer taps over, built in electric oven and gas hob with extractor hood over, space for washing machine and space for fridge freezer, coving to textured ceiling, radiator, tiled flooring, double glazed window to rear aspect and sliding doors to rear.

### Bedroom Four 2.9m x 2.2m

Double glazed window to rear aspect.

### First Floor Landing

Feature double glazed window to side aspect, stairs to second floor accommodation, wooden panel doors to lounge, family bathroom and bedroom two.

### Shower Room

Three piece white suite comprising of low level w.c, vanity wash hand basin with mixer tap over, walk in shower enclosure with wall mounted power shower, tiling to splash back areas, extractor fan, radiator.

### Lounge 5.0m x 3.7m x 3.2m

Electric feature fireplace, coving to ceiling, double glazed door to Juliet style balcony, double glazed window to rear aspect, two radiators.

### Outside

#### Front

Mainly laid to lawn with pathway leading to front door and driveway leading to garage.

#### Rear

Mainly laid to lawn with paved area enclosed by timber lap fencing with gated side access.

### Bathroom

Three piece white bathroom suite comprising of low level w.c, vanity wash hand basin with mixer tap over, panel bath with mixer tap and shower attachment over and tiling to splash back areas, extractor fan and radiator.

### Bedroom Two 5.0m x 2.4m

Two double glazed windows to front aspect, storage cupboard, radiator.

### Second Floor Landing