

**A Juicy Buy! Mandarin
Mead Biddenham
MK40 4UJ Offers In
Excess Of £350,000
Freehold**

haart
BEDFORD

01234 413297
Available 8am - 10pm every day
haart.co.uk



Ref: HRT010013772



A very well presented and chain free three bedroom home on modern development to the west of Bedford town.

- Immaculate Throughout
- Modern Home
- En Suite To Master
- Carport
- Downstairs Wc
- Good Commuter Links
- Chain Free



Entrance

Lounge 16'4" x 13'5" (4.98m x 4.09m)

Kitchen / Diner 15'8" x 9'2" (4.78m x 2.79m)

Separate WC

First Floor Landing

**Bedroom One 14'8" x 9'2" (4.47m x 2.79m)
(max).**

**Bedroom Two 11'6" x 9'2" (3.51m x 2.79m)
(max).**

**Bedroom Two 11'6" x 9'2" (3.51m x 2.79m)
(max).**

**Bedroom Three 10'5" x 6'11" (3.18m x 2.11m)
(max).**

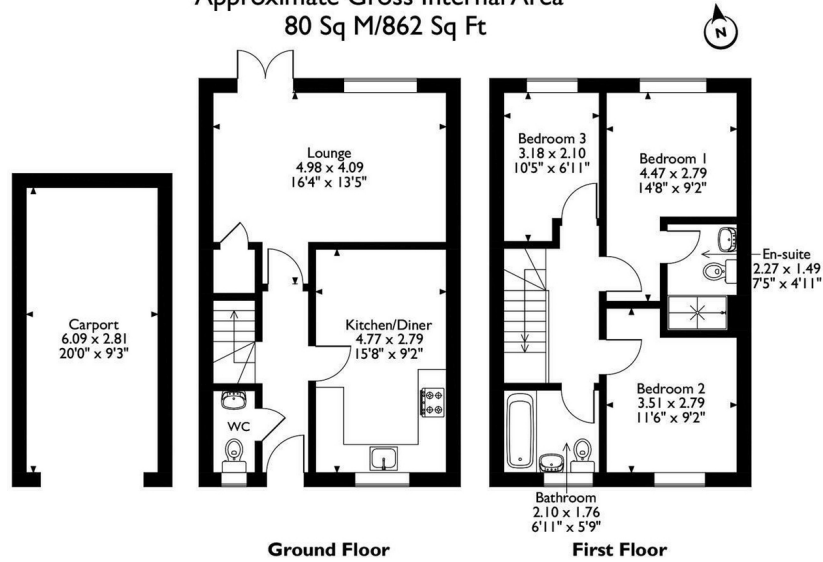
En Suite

Bathroom

Rear Garden

Carport

Mandarin Mead Biddenham, Bedford, Bedfordshire
Approximate Gross Internal Area
80 Sq M/862 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81 to 91) B	85	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		99
(81 to 91) B	88	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

haart is a trading style of Spicerhaart Limited (Registered No. 04430726). Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

HRT_010010_005599

