

High Street | Oakley



ASKING PRICE: £295,000

Village Location |
2 Bedroom Bungalow |
Semi-Detached |
Sitting Room |

Garden Room |
Shower Room |
Solar Panels |
Single Garage |

Front & Rear Gardens |
Off-road Parking |
Gas Central Heating |
No Upward Chain |

High Street Oakley Beds | MK43 7RG

Daniel James Estate Agents are delighted to introduce to market this well-presented two double-bedroom semi-detached bungalow situated on the High Street in the desirable riverside village of Oakley, close to all local amenities and with accommodation briefly comprising: Entrance porch, spacious entrance hall, kitchen, sitting room, garden room, two double bedrooms and shower room. Other features include gas central heating, solar panels, front garden with off-road parking for several vehicles leading to a single garage. To the rear is an attractive enclosed south-facing garden mainly laid to lawn with patio area. EER: Band B. Falls within the Lincroft Academy catchment and is offered for sale with No Upward Chain.

ENTRANCE PORCH |

ENTRANCE HALL |

KITCHEN |

Approx. 10ft 11in x 10ft 10in (3.32m x 3.30m)

SITTING ROOM |

Approx. 11ft 6in x 10ft (3.50m x 3.04m)

GARDEN ROOM |

Approx. 12ft 6in x 10ft (3.80m x 3.04m)

BEDROOM ONE |

Approx. 12ft x 11ft 1in (3.66m x 3.38m)

BEDROOM TWO |

Approx. 12ft 2in x 10ft 11in (3.70m x 3.32m)

SHOWER ROOM |

LOCATION |

If you are looking for genuine old world charm you'll find it in the riverside village of Oakley in Bedfordshire with its handy shops, post office, hair-dressers, as well as a doctors surgery. It is a lively community that includes pubs, church, village hall and a host of local societies and sporting clubs.

COMMUNICATION LINKS |

Bedford is a short journey away and easily reached by car or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. For commuters Oakley has good transport links. The M1 is a short drive away, and there are good local main roads when you want to travel to nearby towns and countryside. Bedford station offers rail services to St. Pancras, London.

EDUCATION/SCHOOLING |

Oakley is ideally located for those with children of all ages with being in catchment of the very sought after Lincroft Academy. A little over 8 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

LOCAL AUTHORITY |

Bedford Borough Council - direct line (01234) 267422. The Council Tax band is D and the standard assessment for 2020/2021 is £1,919.61.

SERVICES |

Mains water, drainage, gas and electricity are connected. Gas fired heating. Prospective purchasers must rely upon their own enquiries in respect of services in general.

TENURE & POSSESSION |

The freehold of the property is available for sale by private treaty with vacant possession on completion.

MEASUREMENTS |

All measurements are approximate.

ENERGY EFFICIENCY RATING |

Band B.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

FIXTURES & FITTINGS |

Expressly excluded unless mentioned.

MONEY LAUNDERING ACT 2004 |

We are required to obtain photographic identification of any persons purchasing a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving licence/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

VIEWINGS STRICTLY BY APPOINTMENT ONLY VIA DANIEL JAMES ESTATE AGENTS | 01234 60 43 44





Total Area: 811 ft² ... 75.4 m² (excluding garage)
All measurements are approximate and for display purposes only

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. Whilst every care has been taken in preparing these particulars some of the descriptions are inevitably subjective. All measurements are approximate only and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Particulars are issued on the understanding that all negotiations are conducted through Daniel James Estate Agents and are presented Subject to Contract and Without Prejudice.

