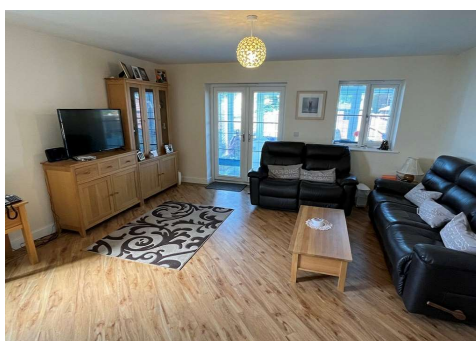


Roman Paddock | Harrold

Daniel James
ESTATE AGENTS



OFFERS OVER: £300,000

Village Location |
3 Bedrooms |
Semi-detached House |
Lounge/Diner |

Fitted Kitchen |
Conservatory |
Gas Central Heating |
Solar Panels |

Front & Rear Gardens |
Off-road Parking |
EER: Band B |
No Upward Chain |

01234 60 43 44 | www.danieljames.org.uk

Roman Paddock Harrold Beds | MK43 7FR

Daniel James Estate & Letting Agents are delighted to present this 3 bedroom, semi-detached, timber-framed house, situated close to the center of this very popular riverside village, presented in very good condition throughout with accommodation briefly comprising: Entrance Hall, Downstairs Cloakroom/w.c., lounge/diner, fitted kitchen, conservatory, 3 bedrooms and family bathroom. Other features include fitted solar panels, gas central heating plus under-floor heating, front & rear gardens and two off-road parking spaces. The property falls within the much sought-after Harrold Primary & Sharnbrook Academy catchments and is offered for sale with no upward chain. EER: Band B.

GROUND FLOOR |

ENTRANCE HALL |

DOWNSTAIRS CLOAK/W.C. |

LOUNGE/DINER |

Approx. 18ft 4in x 15ft 9in (5.60m x 4.80m)

KITCHEN |

Approx. 10ft 11in x 8ft 4in (3.34m x 2.54m)

CONSERVATORY |

Approx. 12ft 11in x 7ft 3in (3.94m x 2.20m)

FIRST FLOOR |

BEDROOM ONE |

Approx. 15ft 9in x 9ft 5in (4.80m x 2.88m)

BEDROOM TWO |

Approx. 12ft 11in x 8ft 10in (3.93m x 2.68m)

BEDROOM THREE |

Approx. 8ft 10in x 6ft 9in (2.68m x 2.06m)

BATHROOM |

LOCATION |

If you are looking for genuine old world charm you'll find it in the riverside village of Harrold in Bedfordshire. In the centre of Harrold is the village square, surrounded by lovely traditional buildings, and the High Street is just a few yards away with its handy shops, post office, butchers, hair-dressers, as well as a doctors surgery. It is a lively community that includes several friendly pubs, churches, community centre and a host of local societies and sporting clubs, ranging from cricket, football, bowls, tennis, squash to martial arts and snooker. Virtually on your doorstep is Harrold & Odell Country Park with its water meadows, lakes and 144 acres of countryside - a fantastic place to walk, cycle or simply experience the wildlife.

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 Harrold 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 |

Harrold is ideally located for those with children of all ages with Harrold Primary catering for lower and middle school pupils, as well as being in catchment of the very sought after Sharnbrook 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 C and the standard assessment for 2022/2023 is £1902.87.

SERVICES |

Mains water, drainage, gas and electricity are connected. Gas fired heating. Fitted Solar Panels to Roof (further information on request). Timber-frame construction. 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.

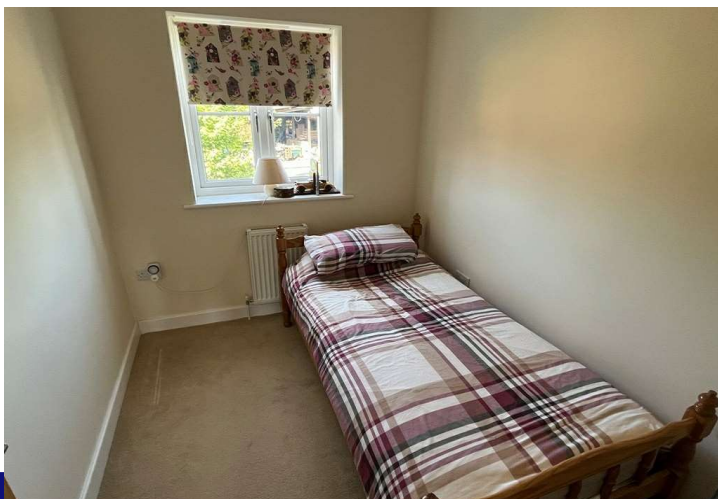
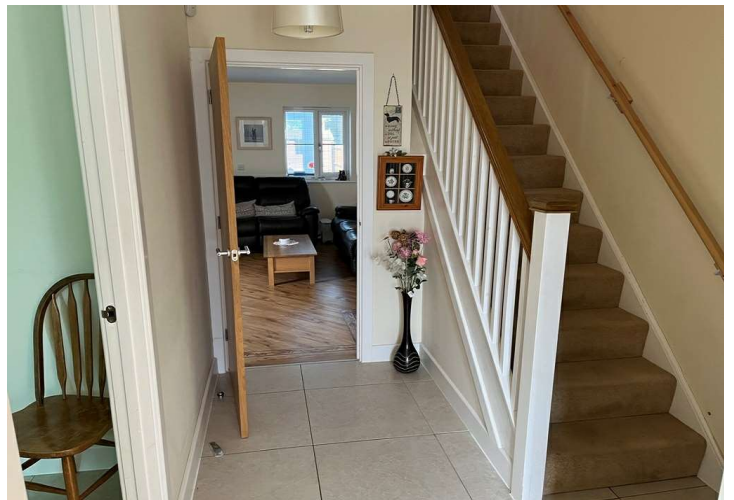
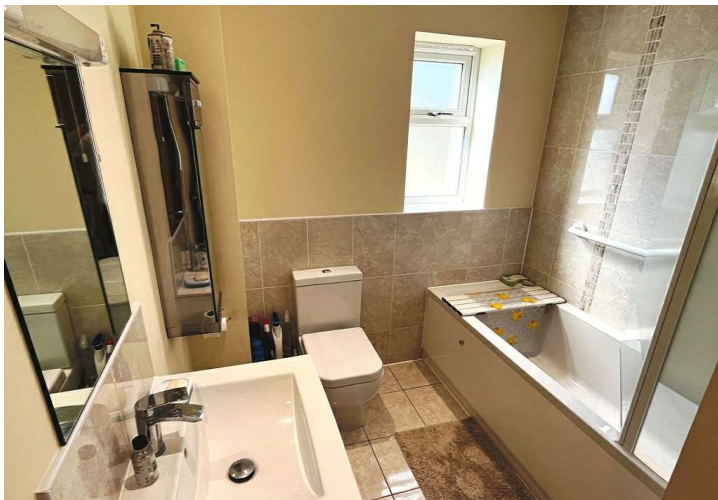
FIXTURES & FITTINGS |

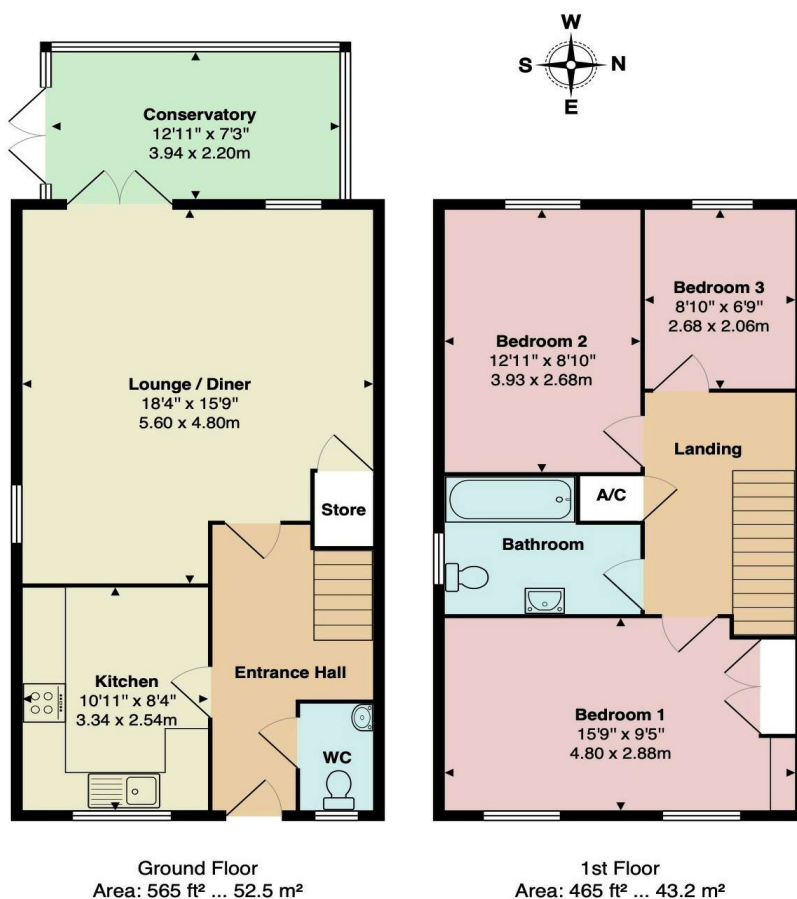
Expressly excluded unless mentioned.

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: 1030 ft² ... 95.7 m²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Daniel James
ESTATE AGENTS

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