



**Danegeld Avenue  
Great Denham  
Bedford  
MK40**

**Offers In Excess Of £390,000**

**bettermove**

# Danegeld Avenue Bedford

Bettermove are proud to present this 3 bedroom semi-detached house in Great Denham.

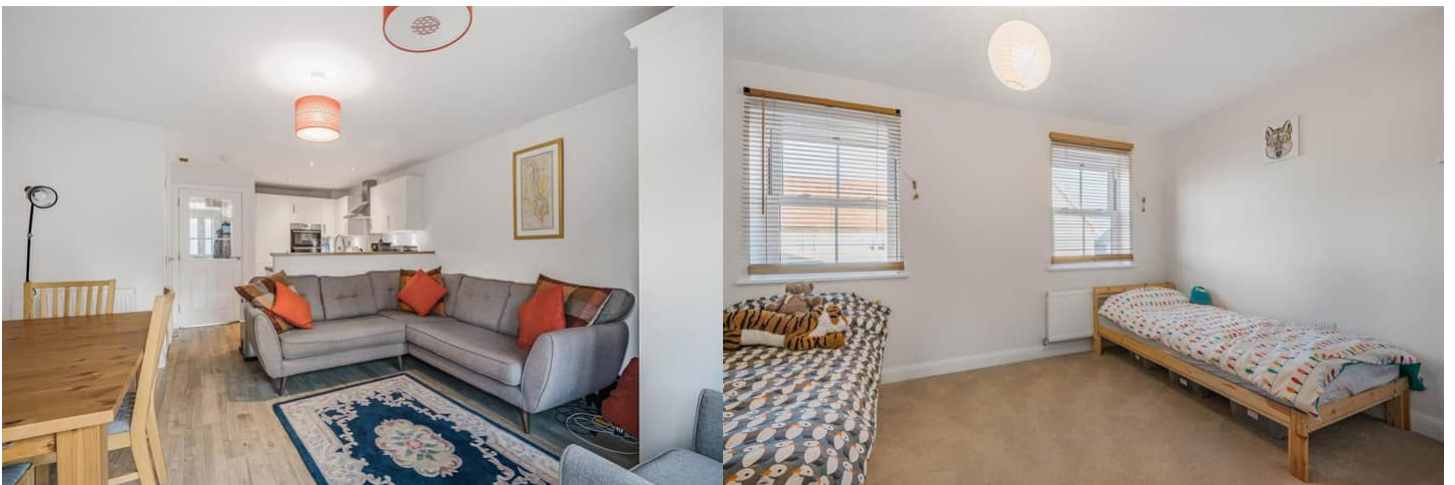
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious study, dining area and fitted kitchen on the ground floor. The first floor consists of the study, 1 bedroom and the family bathroom. The second floor consists of the 2 bedrooms and another family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Great Denham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bedford train station (3.6 miles), variety of bus routes and the A6.

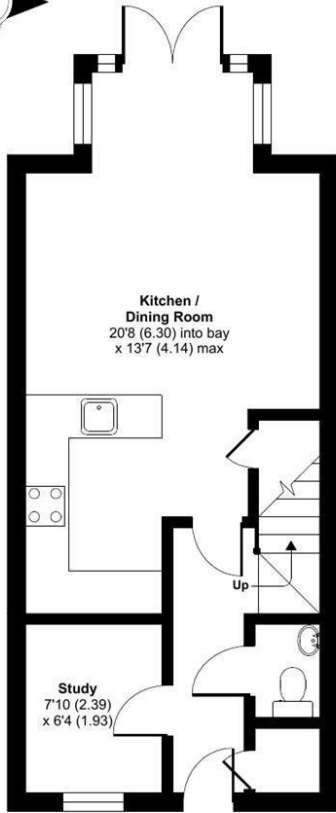
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



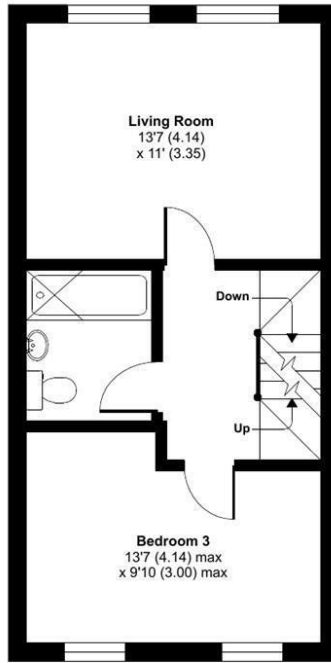
# Danegeld Avenue, Great Denham, Bedford, MK40

Approximate Area = 1217 sq ft / 113.1 sq m

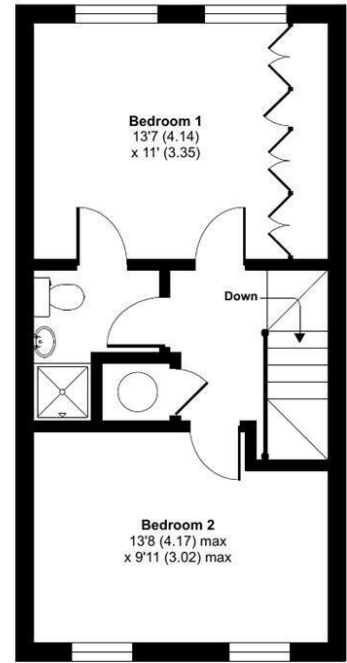
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)