

Gratton Road | | Bedford | MK40 4EF

Price Guide £260,000



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An EXTENDED and larger than average three bedroom END TERRACED property offering EXCELLENT accommodation throughout.

The property is situated on the west side of Bedford with all local amenities. access links and Bedford Town Center within easy reach. The property highlights include Porch, hallway, 24ft LOUNGE/DINER, 18ft KITCHEN/BREAKFAST ROOM, rear lobby, down stairs bathroom with three SIZEABLE bedrooms upstairs. There is a covered veranda outside with a court yard and shed to rear. A viewing is highly recommended. CALL TO VIEW.

END TERRACE

EXTENDED

THREE BEDROOMS

PORCH AND HALLWAY

24ft LOUNGE /DINER

18ft KITCHEN/BREAKFAST

**ROOM** 

• DOWNSTAIRS BATHROOM • COURTYARD

VERANDER

MUST BE VIEWED

**ENTRANCE PORCH** 

BEDROOM 1

12'10 x 10'5 (3.91m x 3.18m)

**ENTRANCE HALL** 

BEDROOM 2

LOUNGE/DINER 24'10 x 10'2 (7.57m x 3.10m)

11'5 x 7'11 (3.48m x 2.41m)

KITCHEN/BREAKFAST

BEDROOM 3

ROOM

9'1 x 8'0 (2.77m x 2.44m)

18'8 x 7'11 (5.69m x 2.41m)

FRONT GARDEN

**REAR LOBBY** 

**REAR GARDEN** 

**BATHROOM** 

**TENURE** 

7'5 x 7'1 (2.26m x 2.16m)

LANDING

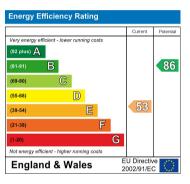






GROUND FLOOR 517 sq.ft. (48.0 sq.m.) approx

1ST FLOOR 360 sq.ft. (33.5 sq.m.) approx





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