



Dunville Road, Bedford, MK40 4DY
£250,000 Freehold



A much improved and very well presented 2 bedroom end terrace Victorian property ideally situated with easy access to the town centre and mainline railway station. The property is offered with gas to radiator central heating and replacement double glazing and includes many original features including exposed floorboards, pine striped doors and feature fireplaces.

The accommodation briefly comprises entrance hall, lounge with bay window and feature fireplace, dining area with further fireplace, a tastefully refitted kitchen, 2 good size bedrooms with fireplaces and a refurbished bathroom with old style bath and separate shower cubicle. There is a small front garden and side access with gate to an enclosed rear garden with timber storage building to the rear.

Entrance Hall

Open Plan Lounge/Diner

Lounge Area

10'2 into bay window x 9'7 (3.10m into bay window x 2.92m)

Dining Area

11'3 x 9'7 (3.43m x 2.92m)

Kitchen

14'2 x 8' (4.32m x 2.44m)

1st Floor Landing

Bedroom 1

12'11 x 9'11 (3.94m x 3.02m)

Bedroom 2

10'9 x 8'0 (3.28m x 2.44m)

4 Piece Family Bathroom

9'8 x 8'0 (2.95m x 2.44m)

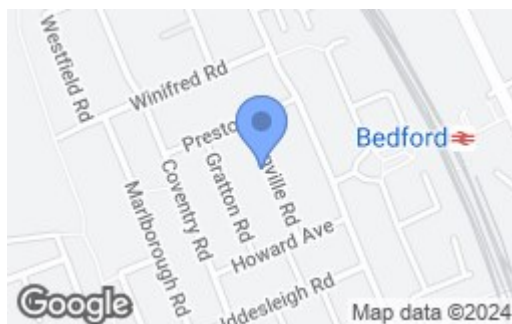
Outside

Front & Enclosed Rear Garden

Bedford

Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

Council Tax: Bedford B

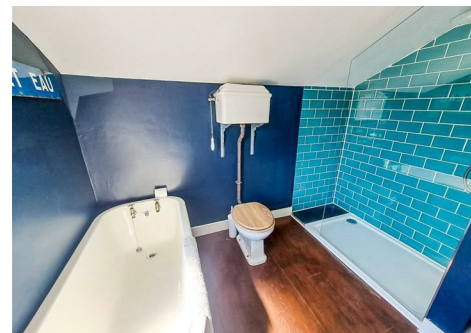


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
Very energy efficient - lower running costs 88-91 A	Very environmentally friendly - lower CO ₂ emissions 89-91 A
85-87 B	85-87 B
82-84 C	82-84 C
79-81 D	79-81 D
76-78 E	76-78 E
73-75 F	73-75 F
70-72 G	70-72 G
Not energy efficient - higher running costs 65-69 G	Not environmentally friendly - higher CO ₂ emissions 65-69 G



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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