









# Welcome to

# **Grafton Road, Bedford**

This five-bedroom Victorian style property is perfect for an investor or a big family. Situated in an excellent location and fantastic for walking to the Bedford Town Centre and the Train Station.













#### Lounge

14' 4" max x 12' 2" (4.37m max x 3.71m)

#### **Bedroom Five**

12' 2" x 11' 9" (3.71m x 3.58m)

### **Dining Room**

10' x 9' 3" (3.05m x 2.82m)

#### Kitchen

11' 11" max x 10' (3.63m max x 3.05m)

#### **Bedroom One**

12' 11" x 12' 10" (3.94m x 3.91m)

#### **Bedroom Two**

11' 9" x 9' 7" (3.58m x 2.92m)

#### **Bedroom Three**

11' 2" x 6' 8" (3.40m x 2.03m)

#### **Bedroom Four**

10' x 10' (3.05m x 3.05m)

#### **Bathroom**

6' 8" x 4' 10" (2.03m x 1.47m)





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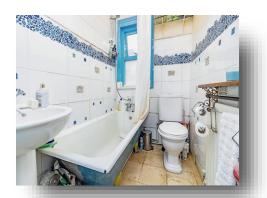
- Five Bedrooms
- Victorian Terraced House
- Incredibly Spacious Family Home
- Fantastic Location
- Close To Bedford Town Centre

Tenure: Freehold EPC Rating: E

Council Tax Band: C

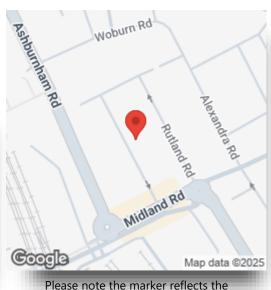
Offers in excess of

£325,000









postcode not the actual property

View this property online williamhbrown.co.uk/Property/BFD104298



Property Ref: BFD104298 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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