



Lansdowne Road, Bedford MK40 2BY

Welcome to

Lansdowne Road, Bedford

This is an opportunity to obtain an amazing property in one of the most sort after areas in Bedford. Viewing is highly recommended.



Accommodation

Ground Floor

Hall

Porch

Sitting/Dining Room - 38' 7" x 14' 4" max

Kitchen/Breakfast/Family Room - 33' 8" x 11' 8" max

Utility

WC

First Floor

Landing

Main Bedroom - 17' 7" x 16' 1"

En-Suite

Bedroom Two - 21' 7" x 11' 5"

Bedroom Three - 17' 7" x 16' 1"

Bathroom - 8' 2" x 7' 6"

Second Floor

Landing

Bedroom Four - 16' 1" x 11' 8"

Bedroom Five - 16' 4" x 11' 5"

Bedroom Six - 12' 5" x 8' 9"

Bathroom - 16' 1" x 6' 2"

Cellar - 13' 5" x 9' 5"



view this property online williamhbrown.co.uk/Property/BFD105117



Welcome to

Lansdowne Road, Bedford

- Victorian Terrace
- Six Bedrooms
- Off Road Parking
- Downstairs Cloakroom
- Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: G

£850,000



Please note the marker reflects the postcode not the actual property

View this property online williamhbrown.co.uk/Property/BFD105117



Property Ref:
BFD105117 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01234 268367



bedford@williamhbrown.co.uk



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



williamhbrown.co.uk