



DG
Property
Consultants
Estd. 2000



George Street, Castle Quarter, Bedford, Bedfordshire MK40 3SG
Asking Price £400,000

DG Property Consultants* are pleased to be offering this spacious terrace property, located in the "Castle Quarter area of Bedford" close to the Embankment, within easy reach of the town's local amenities, within walking distance of parks & the river Ouse. This terrace property has been very well maintained and improved, offering many original features and the charm of the Victorian period property.

Accommodation comprises: Entrance hall, good size lounge opening into the dining room, large fitted kitchen, utility room, cloakroom, landing, 3 double sized bedrooms and combined modern family bathroom, well presented front and rear gardens.

Viewing is a must to appreciate this superb property.

Call Team DG to arrange a viewing. 01582-580500



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Ground Floor Accommodation

Storm Porch

Storm porch, with half glazed entrance door.

Entrance Hall



Single radiator, laminate flooring, double power point(s), dado rail, coving to textured ceiling, carpeted stairs to first floor landing, glazed door to dining room.

Dining Room

11'4" x 11'0" (3.45m x 3.36m)



Sash window to rear aspect, single radiator, double power point(s), pine exposed stripped floorboards, coved ceiling, opening into the lounge area, door to kitchen.

View of Dining Room



Lounge

11'6" x 11'0" (3.50m x 3.36m)



Bay sash window to front, double radiator, pine exposed stripped floorboards, TV point(s), double power point(s), two wall light points, coved ceiling, feature original fireplace.

Overview of Lounge



Fitted Kitchen

13'8" x 8'4" (4.16m x 2.54m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks tiling, window to side, vinyl flooring, double power point(s), coved ceiling, under-stairs storage cupboard, door to utility roo.

View of Kitchen



View of Kitchen



Utility Room

7'8" x 8'4" (2.34m x 2.54m)



Fitted with a matching range of base units, sink with tiled splashbacks, plumbing and space for automatic washing machine, space for a tumble dryer, window to rear, single radiator, vinyl flooring, double power point(s), textured ceiling, glazed door to rear to garden, door to cloakroom, wall mounted central heating boiler.

Cloakroom



Window to rear, low-level WC, tiled splashback, vinyl flooring, textured ceiling.

First Floor Accommodation

Landing



Fitted carpet, power point(s), dado rail, textured ceiling, access to loft space, access to all first floor rooms, storage cupboard.

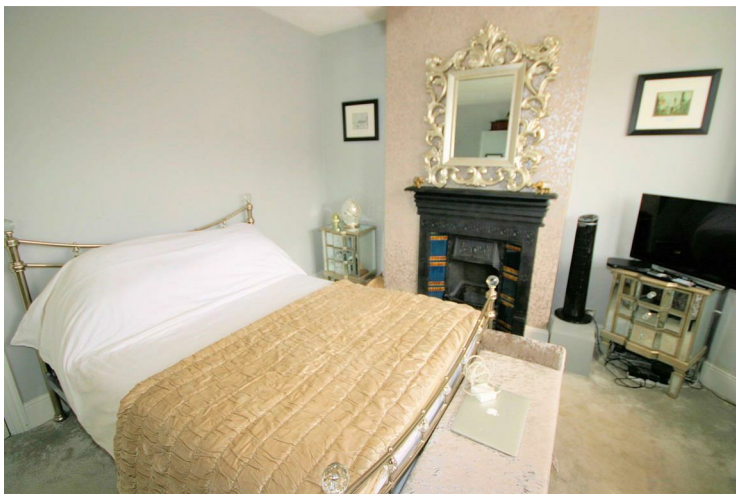
Bedroom 1

11'6" x 13'0" (3.50m x 3.96m)



Bay sash window to front, single radiator, fitted carpet, TV point, double power point(s), textured ceiling, feature original fireplace.

View of Bedroom 1



View of Bedroom 1



Bedroom 2

11'2" x 8'2" (3.41m x 2.48m)



Sash window to rear, single radiator, fitted carpet, double power point(s), textured ceiling, feature original fireplace.

View of Bedroom 2



Bedroom 3

10'10" x 8'4" (3.30m x 2.54m)



Sash window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 3



View of Bathroom



View of Bathroom



Outside of the property

Front Garden

Frontage with front boundary wall, wrought iron railings and gate.

Rear Garden



Family Bathroom



A large than average family bathroom comprising: Three piece suite comprising p-shaped panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, heated towel rail, window to side, vinyl flooring, textured ceiling with three recessed ceiling spotlights.

Enclosed by brick wall and fence, very well presented with shrubs and plants, rear gate access to service way.

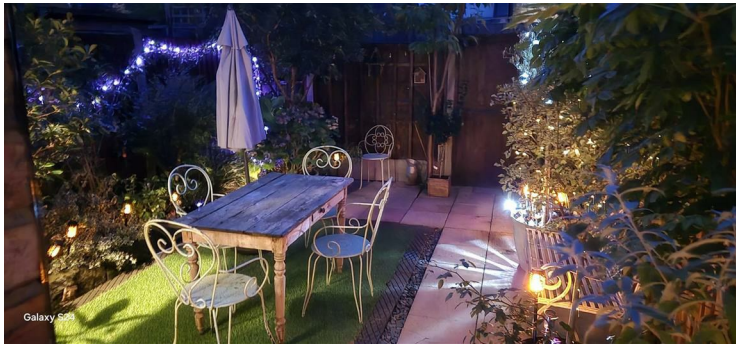
View of Rear Garden



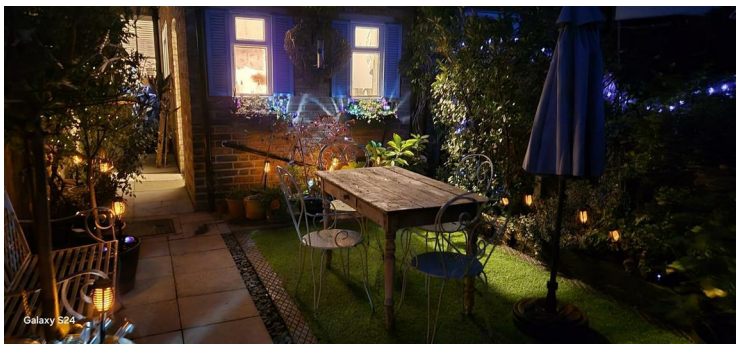
View of Rear Garden



Evening View of Rear Garden



Evening View of Rear Garden



Council Tax Band

Council Tax Band : C

Charge Per Year : £1804.95

MISDESCRIPTIONS ACT - Sales

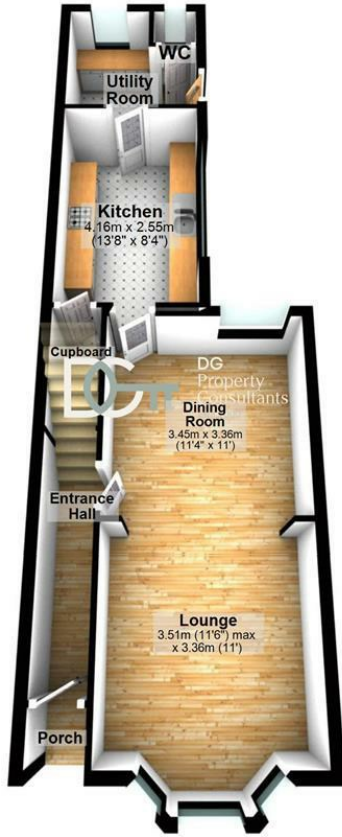
Should you interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

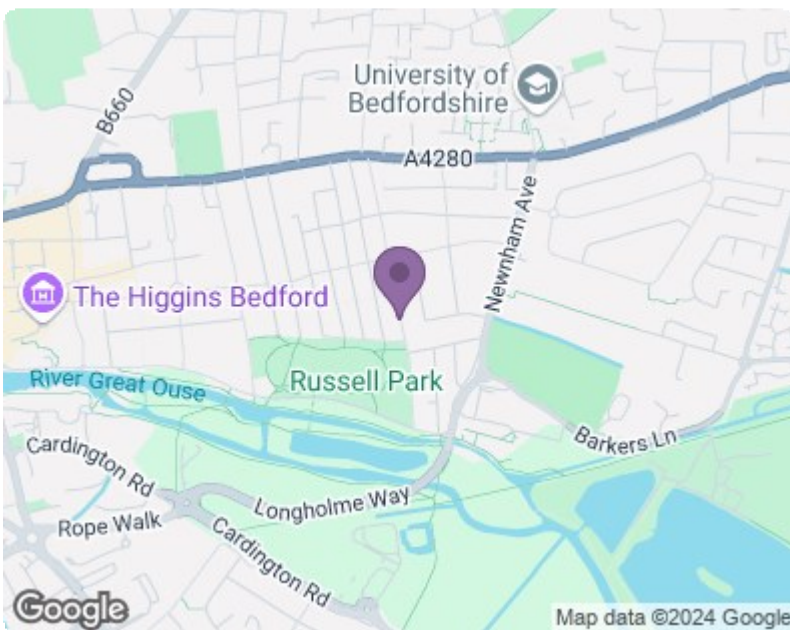
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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