





Gratton Road  
Bedford MK40 4EF

for sale offers in excess of  
**£225,000**



### Property Description

A beautifully presented and fully renovated two double bedroom mid-terrace home, ideally located in the ever-popular Queens Park area of Bedford.

This superb property has undergone a full renovation throughout and offers stylish, modern living while retaining a warm and welcoming feel. The accommodation is well-proportioned and thoughtfully laid out, making it an ideal purchase for first-time buyers, professionals, or investors alike.

The ground floor comprises a bright and inviting lounge, a separate dining room perfect for entertaining, and a recently refitted kitchen finished to a high standard. Completing the ground floor is a modern bathroom.

To the first floor, the property offers two generously sized double bedrooms, both presented in excellent decorative order.

Externally, the home benefits from a well-maintained and attractive rear garden, providing a pleasant outdoor space for relaxation and entertaining.

Situated in the sought-after Queens Park location, the property is within close proximity to local amenities, excellent road links, and Bedford train station, offering convenient access for commuters.

Viewing is highly advised to fully appreciate the condition, location, and overall appeal of this fantastic home.

**Entrance Porch**

**Lounge**

**Dining Room**

**Kitchen**

**Bathroom**

**First Floor**

**Bedroom One**

**Bedroom Two**

**External**

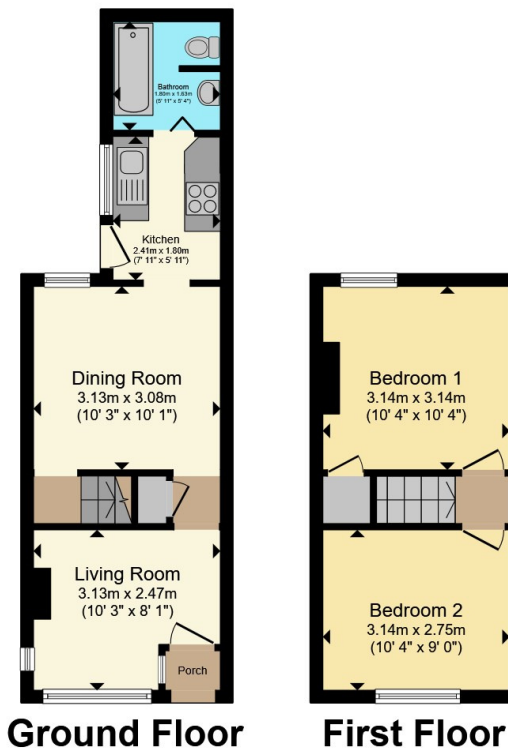
**Rear Garden**











Total floor area 50.4 m<sup>2</sup> (543 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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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 will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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