



**6 Beresford Road**

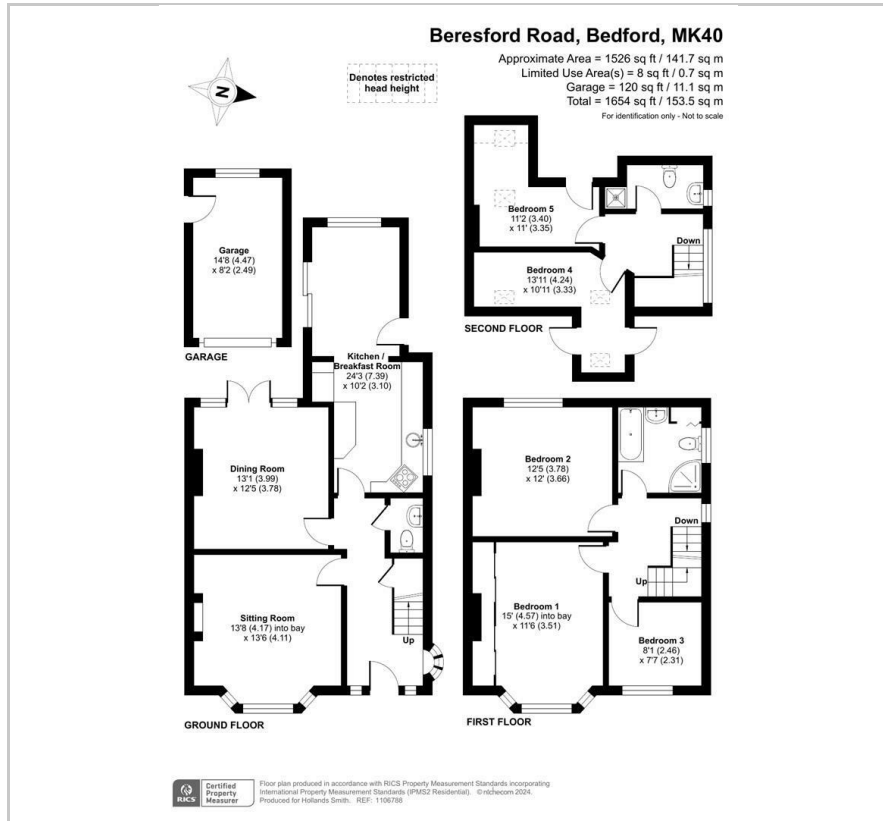
, Bedford, MK40 3SD

**£565,000**





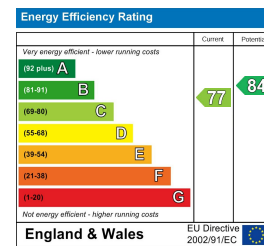
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



Built in 1930, this established three-storey family home offers spacious and versatile accommodation and is situated in a quiet cul-de-sac within the popular 'Castle Quarter'. There are two separate reception rooms as well as an extended kitchen/breakfast room with modern units, some built in appliances and sliding patio doors to the rear garden. The ground floor WC is also a useful addition. There are five bedrooms and two bathrooms over the top two floors with the first floor bathroom having been recently refitted. The large second floor landing window provides plenty of natural light and there is eaves storage in both second floor bedrooms. Period features are in evidence including the original front door and tiled entrance hall as well as stripped natural wood internal doors. The majority of the windows are double glazed and there is gas to radiator heating from a boiler replaced at the end of 2023. Outside, there is a narrow driveway to the side as well as a single garage and a part walled and mature rear garden which enjoys a west facing aspect.

Beresford Road is situated on the edge of the Castle Quarter and just a few minutes walk from both The Embankment and Russell Park. There is a choice of independent coffee shops and cafes along Castle Road as well as specialist shops such as a butchers, a bakery and convenience stores. A cinema and leisure complex is also just around the corner, as is a Marks & Spencer 'simply food'. Bedford town centre is around a mile away and offers a wider choice of shops and restaurants as well as fast links in London by rail. EER: C



**163 Castle Road, MK40 3RT**

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**www.hollandsmith.co.uk**

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