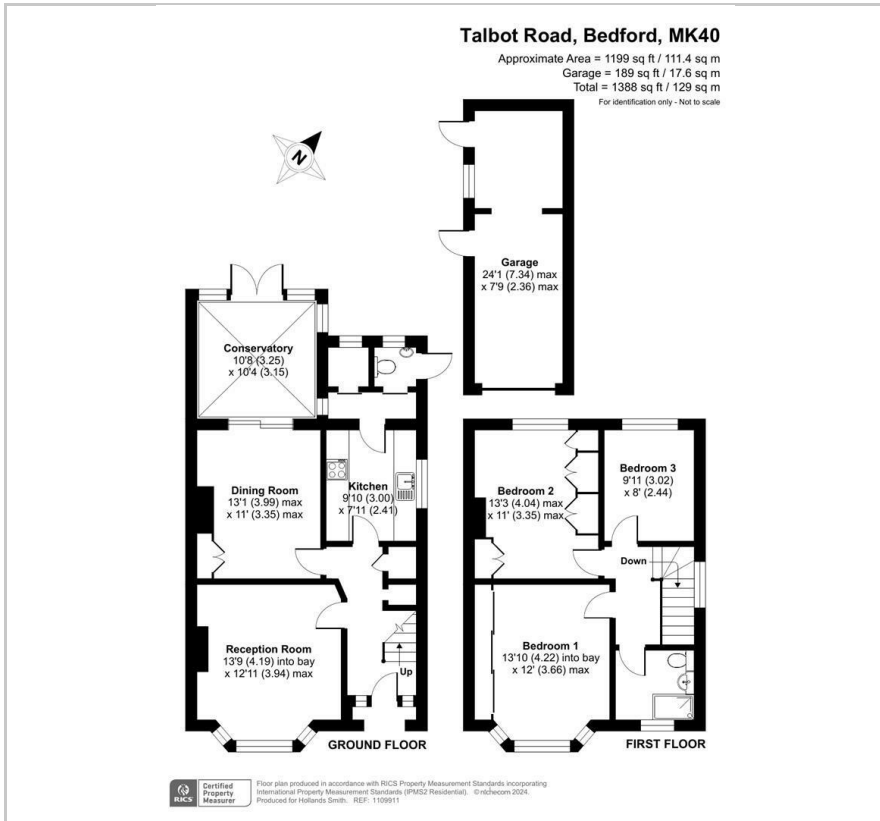




**4 Talbot Road**  
Bedford, MK40 3EE  
**£400,000**

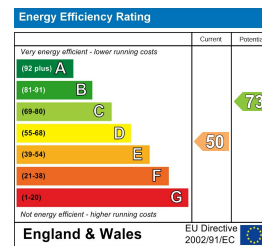
## Floor Plan



## 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.



Quietly situated in a popular cul-de-sac location, this bay fronted semi detached home occupies a mature, west facing garden plot. The accommodation retains the separate living rooms (each with original fireplaces) whilst a conservatory has been added in more recent years. There are three bedrooms, a first floor shower room, a kitchen, utility lobby and ground floor WC. The single garage has been extended although the driveway is a little narrow for most vehicles. The garden is a particular feature with mature trees, a lawn, well stocked borders and a summerhouse and the addition of a conservatory in more recent years takes full advantage of the sunny aspect. The property is available with no onward chain. Talbot Road lies close to Castle Road's array of amenities and is within comfortable walking distance of the 'outstanding' rated Castle Newnham primary school.

This traditional '30's semi has been well maintained in recent years but would now benefit from cosmetic updating. Talbot Road is a quiet cul-de-sac and conveniently located for a range of facilities. Russell Park, the picturesque Embankment, Riverside tennis club and Bedford Rugby Club are within comfortable walking's distance. The property is within a mile of Bedford's town centre which, for the commuter, offers a fast rail link into London's S Pancras. Bedford's southern bypass provides a fast road route to both the M1 and A1.

EPC Rating: E Council Tax Band: D Payable for 2024/25 - £2,223.00



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**