



**114 George Street**

, Bedford, MK40 3SH

**Asking Price £350,000**

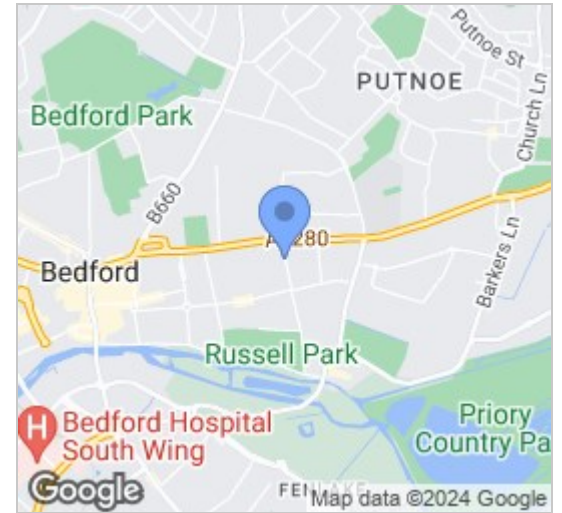




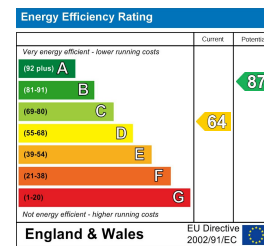
## Floor Plan



## 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.



Lying close to the range of independent coffee shops and delis on the bustling Castle Road this delightful period home has been sympathetically updated in recent years. Retaining many original features, the accommodation is light and sunny as it enjoys a predominantly south/west facing aspect to the side and rear. The three living rooms are retained and there is a bright kitchen which has French doors into the walled, courtyard garden. There are two double bedrooms and a recently refurbished four piece first floor bathroom; all featuring period fireplaces. The ever popular 'Castle Quarter' is popular with individuals and families alike. Russell Park and the picturesque Embankment lie to the end of the street and a range of pubs and restaurants are within a short walk. Just two streets away is the 'outstanding' Ofsted rated Castle Newnham primary school.

EPC Rating: D Council Tax Band: C Payable for 24/25 £1,976.02

All of the windows are uPVC double glazed; with one exception all in the sash style. The sitting room features a recently installed solid fuel burner and there is a period feature fireplace in the dining room. There is gas radiator heating and the boiler remains under warranty. The contemporary kitchen has integrated appliances, a slate floor and Velux windows which bring much natural light in to the space. French doors open into the sunny, walled garden which has a shared, side access from the road.



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)**