



56 Newnham Avenue

, Bedford, MK41 9PT

Offers Over £550,000

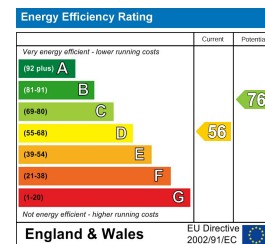
Floor Plan



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.



Improved and thoroughly renovated in the recent past, this traditional 1930s semi offers extended living space arranged over three floors and is situated within the popular 'Castle Quarter' of the town. Available with no upward chain, the property features a self-contained front sitting room with bay window and an open-plan dining room/kitchen to the rear with bi-fold doors opening to the garden. The kitchen units are brand new and there is a built-in oven, hob and extractor hood. In addition, the garage has been converted to provide an ideal play room, snug or home office. There are four bedrooms including the impressive loft conversion which has an en suite shower room and the first floor family bathroom has also been refitted. Heating is by gas to radiators and all of the windows are double glazed. The outside space is a particular feature with the provision of off road parking on a driveway to the front and, to the rear, an established lawned garden extending to around 75' in depth and enjoying a sunny west facing aspect.

The property is conveniently located for many of Bedford's most popular attractions including the choice of independently-owned coffee shops and cafes along Castle Road. The Embankment and Russell park are just around the corner and a Marks & Spencer 'Simply Food', convenience store and Pizzeria are also nearby. Riverside and countryside walks are also available via Priory Country Park. Bedford town centre is just over a mile away with fast links into London available by rail. EER: D

Planning permission has been granted for a side and rear extension - planning no. 21/01644/FUL



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These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.