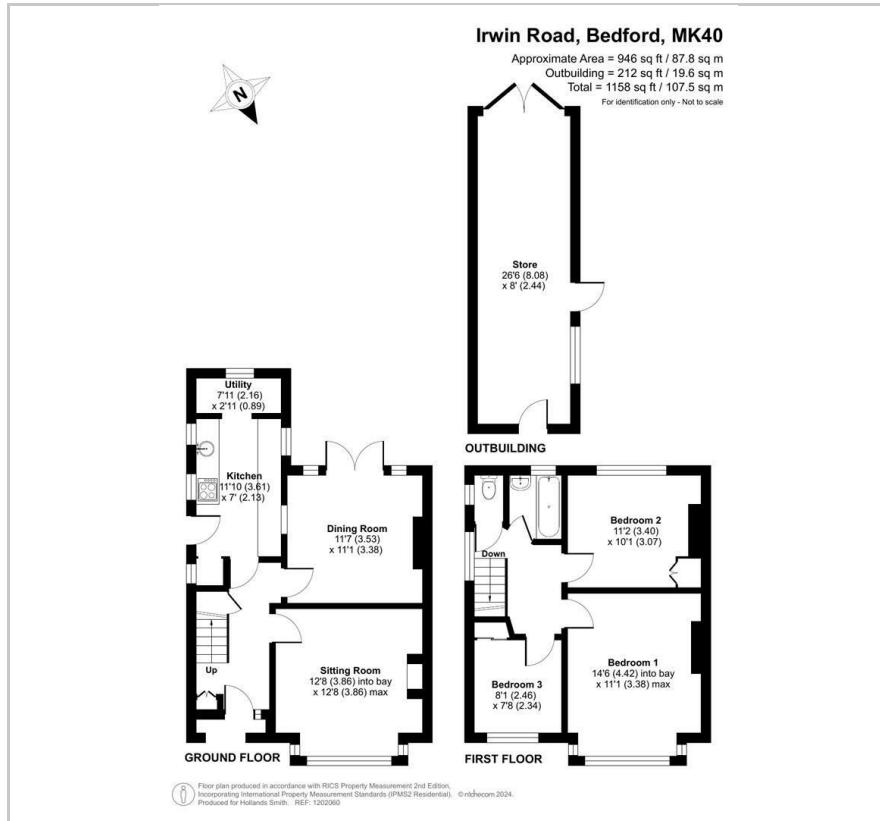


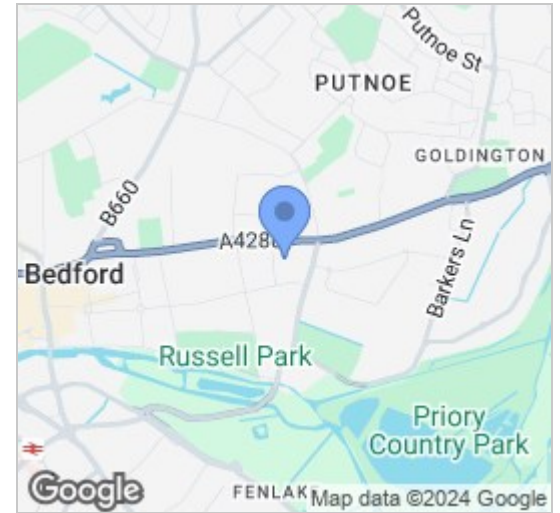


**35 Irwin Road**  
Bedford, MK40 3UN  
**£425,000**

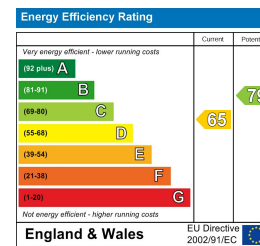
## Floor Plan



## 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.



This established semi detached home is in one of the town's most popular locations, within a short walk of the thriving Castle Road, Russell Park and the Embankment. Occupying a mature, south facing plot the accommodation features three bedrooms, separate sitting and dining rooms, an extended kitchen and first floor bathroom. Outside, there is off road parking to the front and a large detached garage offset at the rear. The accommodation features gas radiator heating and replaced uPVC double glazed windows but would now benefit from upgrading. Popular with individuals and families alike, the Castle Road area provides a range of independent coffee shops, delis and restaurants together with the highly regarded Castle Newnham primary school.

Energy Efficiency Rating: D Council Tax Band: D £2,223 payable for '24/25  
 Situated in a quiet cul-de-sac, this established semi detached home is available with no upward chain. Whilst the house currently offers comfortable family accommodation the sunny, south facing plot would easily accommodate extending the existing footprint, subject to the relevant consents.



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**