



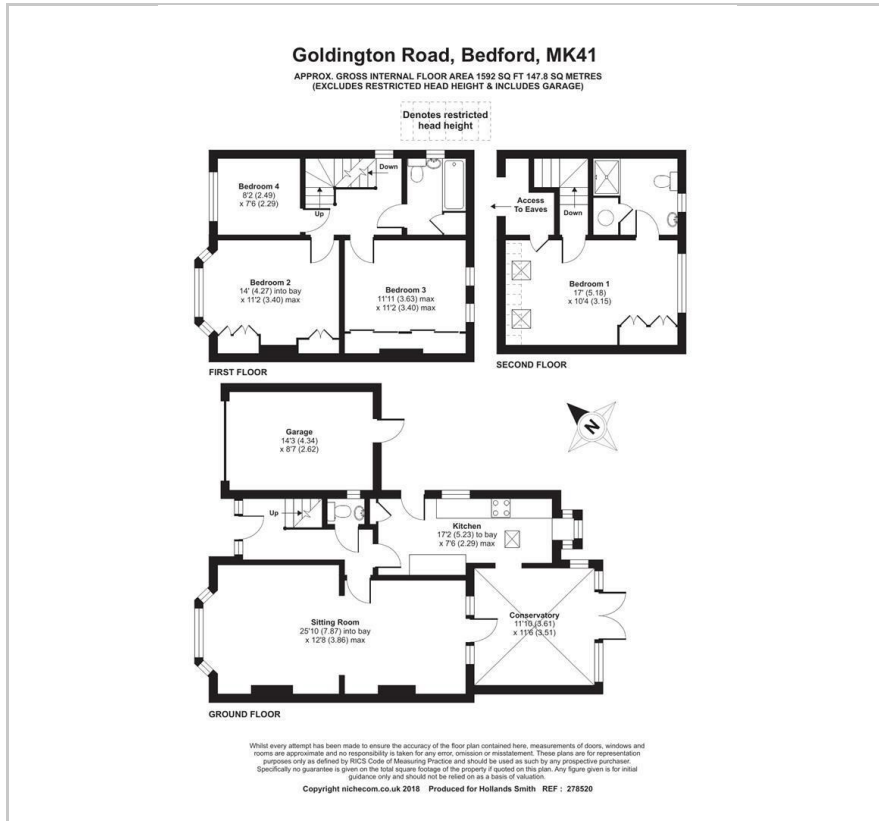
253 Goldington Road

, Bedford, MK41 9PH

£470,000



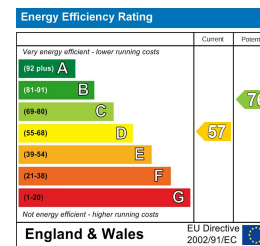
Floor Plan



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 much improved traditional 1930s semi detached home occupies a popular residential location, within easy reach of many of town's most popular attractions. The adaptable accommodation has been extended and now provides a combined sitting/dining room with spacious conservatory added to the rear, a kitchen with plenty of cupboard and workspace and there is a useful ground floor WC. The first floor has three bedrooms and a bathroom with a recently replaced suite and a particular feature is the converted loft space which provides a main bedroom suite which includes fitted wardrobes and an en suite. There is gas to radiator heating from a recently replaced combination boiler, the majority of the windows are uPVC double glazed and further features include stripped wood floors and doors and a period open fireplace in the living room. Outside, there is off road parking for several vehicles to the front, a single garage immediately to the side and a fully enclosed mature and sunny south facing garden. A further feature is that planning permission has been granted on plans for both side and rear extensions.

Situated just over a mile east of Bedford town centre, the property is conveniently located for amenities such as a post office, a choice of supermarkets and the range of cafes and specialist shops along Castle Road all within walking distance. Popular schools for all ages are nearby and both Cambridge and Milton Keynes City centres are accessible by car. Bedford town centre has a wider choice of shops, restaurants and nightlife as well as fast links into London St Pancras via the mainline rail station. EER: D



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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.