



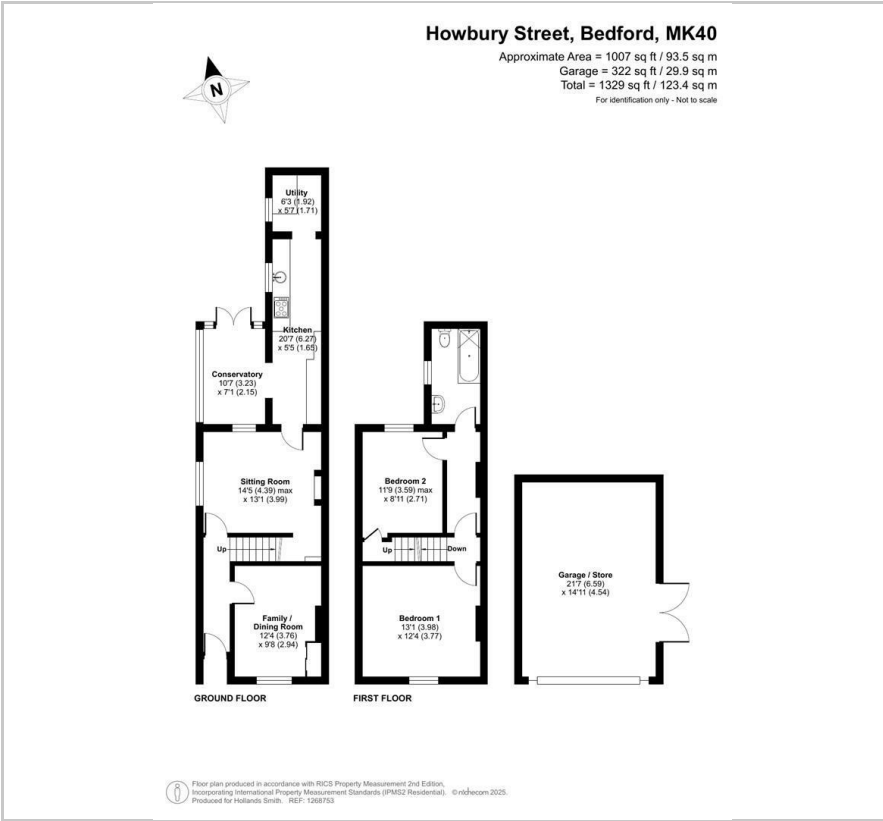
99 Howbury Street

, Bedford, MK40 3QT

Price Guide £435,000



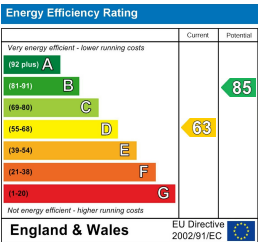
Floor Plan



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.

- Individual Period Home on Double Width Plot
- Significant Development Potential
- Sitting & Living Rooms
- Large Garden Building (Formerly Double Garage)
- Large Garden
- Off Road Parking
- Two Double Bedrooms
- Kitchen & Utility
- Gas Radiator Heating



Situated within the heart of the popular 'Castle Quarter' this highly individual period home occupies an extremely rare double width plot. The larger than typical garden provides off road parking and an outbuilding which was formerly a double garage. The house itself offers two double bedrooms, a first floor bathroom, separate sitting and living rooms and an extended kitchen. A conservatory has been added to the side in more recent years which takes advantage of the garden aspect. The property represents an ideal opportunity for those working from home whilst providing significant development potential. Situated within a short stroll of the range of independent coffee shops, eateries and delis on the thriving Castle Road the area is extremely popular with individuals and families alike. A highly rated primary school lies two streets away. EPC Rating: D Council Tax Band: C This highly individual home features gas radiator heating (fired by a 12 month old boiler) and uPVC double glazing throughout - in the sash style to the front elevation. There is off road parking for two vehicles to the side with the potential for more behind the double gates. The outbuilding has power, light, doors to the side and would easily convert to a home office. There is a gravelled patio area and raised flower beds behind the house. Located close to Russell Park and the picturesque Embankment, the property is within comfortable walking distance of Bedford's town centre.

163 Castle Road, MK40 3RT

Tel: 01234 216612

www.hollandsmith.co.uk

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.