



**47 Newnham Street**

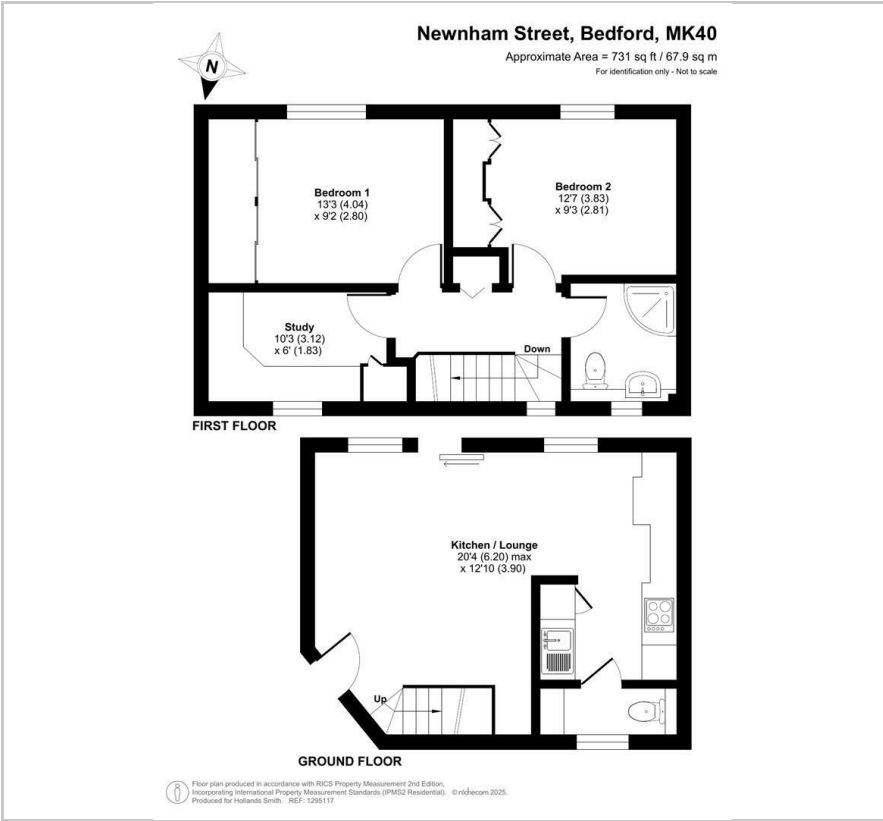
, Bedford, MK40 3JR

**£380,000**





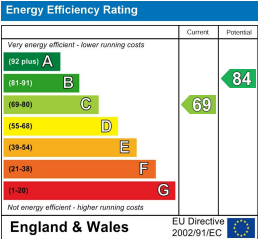
Floor Plan



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.

- Modern Semi Detached ■ Town Centre Location Home
- Three Bedrooms ■ Fitted Kitchen
- Open Plan Living Room ■ South Facing Courtyard
- Off Road Parking ■ No Onward Chain



This modern semi detached home sits on the doorstep of the town's amenities, pubs and restaurants. The house features three bedrooms, a spacious open plan living area and the unusual benefit for its central location of off road parking to the rear. The shower room has recently been installed, the kitchen is well equipped with fitted appliances and there is a ground floor cloakroom. Outside, the rear courtyard enjoys a sunny, south facing aspect with a screened, paved sitting area and off road parking - this area secured by double gates from the road. The property is available with no onward chain. A selection of coffee shops and eateries are close at hand and the house lies within a short walk of the town centre and picturesque Embankment. Bedford's main line rail station (St Pancras 40 mins) is also within comfortable walking distance.

Council Tax Band: C EPC Rating: C

The property features two generous double bedrooms - each with fitted wardrobes - and a third bedroom currently made over to a study. The kitchen comes complete with integrated oven, microwave, hob and cooker hood, a fridge/freezer and a slimline dishwasher. The cloakroom has space and plumbing for a washing machine. There is gas radiator heating throughout. Located within the town's 'Castle Quarter' the area is popular with individuals and families alike. A range of independent coffee shops, delis and restaurants are close at hand and there is a highly rated Primary School within the vicinity.



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.