



**50 The Grove**  
Bedford, MK40 3JN  
**£595,000**



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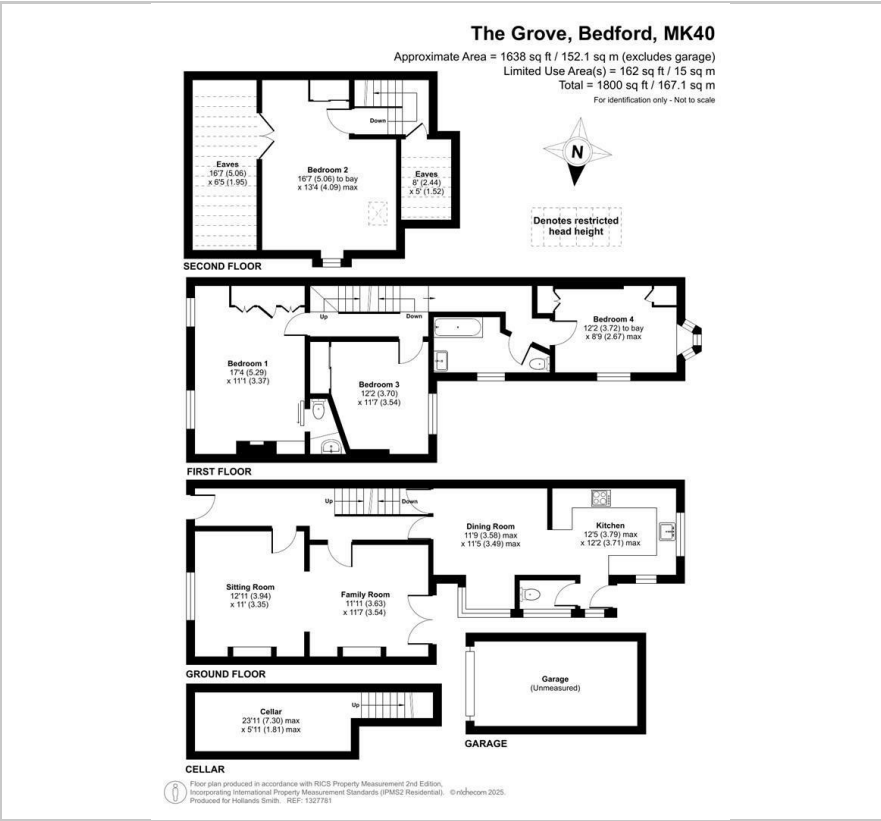


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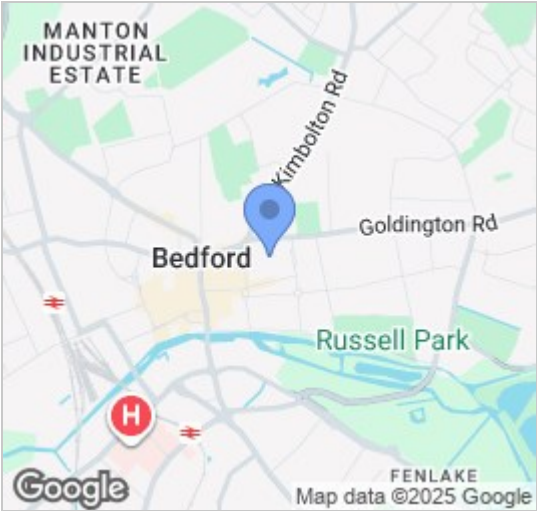


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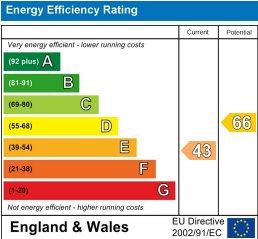
Floor Plan



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.



Norfolk Cottage is a unique period home which occupies a delightful, west facing plot. The property is quietly, yet centrally located within Bedford's conservation area. Arranged over three floors (and with a basement cellar), the accommodation features four bedrooms, sitting, dining and breakfast rooms and a family sized kitchen. Many features of the period are retained with fireplaces to many of the principal rooms. A particular feature of the property is the mature, west facing rear garden which extends to approximately 100' in depth and offers privacy and sun spots in equal measure. There are residents' permits for The Grove but also the rare benefit for the area of a single garage in a block on Little Grove Place. The property is available with no onward chain. Conveniently located for the town centre, the house is within a short walk of a range of amenities. A selection of pubs, restaurants and independent cafes are close at hand with attractive river walks on Bedford's picturesque Embankment within a short stroll.

Council Tax Band: D EPC Rating: E

The adaptable accommodation features a small side extension which provides a bay to the breakfast room and a cloakroom. The main bedroom has an en-suite cloakroom and there is a family bathroom, also on the first floor. There is a dry, full height cellar and gas radiator heating. The property requires cosmetic improvement throughout but represents an ideal opportunity on which the new owner can put their own stamp.



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[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)

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