



155 Howbury Street

, Bedford, MK40 3QT

£500,000



Howbury Street, Bedford, MK40

Approximate Area = 1714 sq ft / 159.2 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Total = 1752 sq ft / 162.8 sq m
For identification only - Not to scale

Denotes restricted head height

Ground Floor

- Kitchen: 14'4" (4.37) x 9'11" (3.02)
- Family Room: 12'2" (3.71) x 10' (3.05)
- Dining Room: 12' (3.66) x 9'5" (2.87)
- Lounge: 14'4" (4.37) into bay x 11'4" (3.45)
- Bedroom 4: 9'11" (3.02) x 9'5" (2.82)
- Bedroom 3: 12' (3.66) x 5'6" (2.59)
- Bedroom 2: 14'10" (4.52) x 11'11" (3.63)
- Bedroom 1: 19'5" (5.92) x 13'6" (4.11)
- Dressing Room: 16'7" (5.05) x 12'4" (3.75)

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2023. Produced for Holmans Smith. REF: HA0099.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-plus) A (81-plus) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		64	81
<i>Not energy efficient - higher running costs</i>		EU Directive 2010/65/EC	

Please contact our Bedford Office
on 01234 216612 if you wish to arrange a viewing appointment
for this property or require further information.

- Significantly improved, enlarged period home
- Three Bath/Shower Rooms
- Enclosed Garden
- Castle Newnham Primary School Close at Hand
- Five Bedrooms
- Three Living Rooms
- Close to Castle Road's amenities
- No Onward Chain

The property is situated within the popular Castle Road area, home to a good choice of cafes, coffee shops and delis. Further independently owned specialist shops are available including a bakery, butchers and home improvement shops. Russell Park is at the end of the road with The Embankment beyond and the outstanding-rated Castle/Newnham Primary School is close by. Bedford town centre is a short walk away and has fast links to London via its 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.