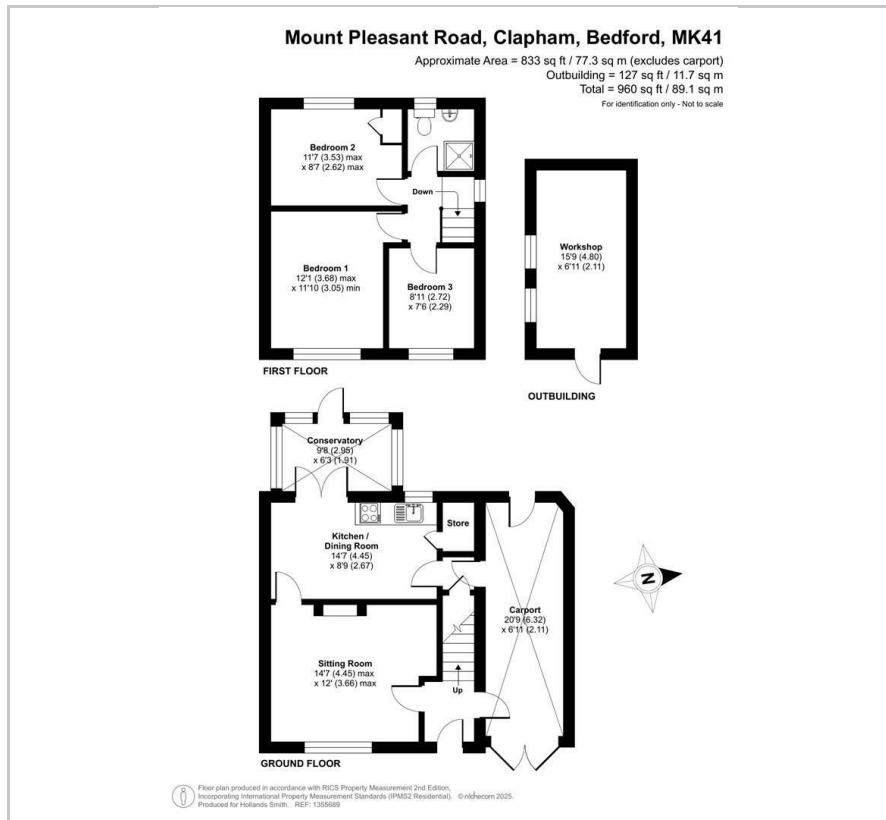




**51 Mount Pleasant Road**  
, Clapham, MK41 6BU  
**£275,000**



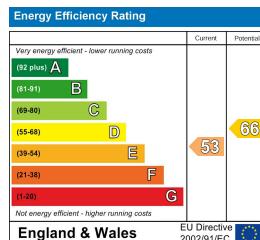
## Floor Plan



## 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.

- Established semi detached ■ Three Bedrooms village home
- Generous front & rear ■ Driveway & carport gardens
- Requires Refurbishment ■ No onward chain
- Popular Riverside Village

This established semi-detached home is located in the heart of the popular riverside village of Clapham. It occupies a mature garden plot and requires comprehensive refurbishment. The accommodation provides three bedrooms, a shower room, separate sitting and dining rooms and a kitchen. There is a lean-to 'conservatory' to the rear. The property features a deep frontage - the driveway can accommodate two or three vehicles - together with an attached carport. There is a former garage/outbuilding to the rear. Clapham village provides a range of essential amenities, pubs, leisure facilities and a well regarded Primary school. The house lies approximately three miles to the west of Bedford's town centre and is within easy reach of the main line rail station, A6 road route and southern bypass.

Council Tax Band: C EPC Rating: E

Set back from the road, this mature semi detached home represents an opportunity for the new owner to apply their own stamp. There are generous gardens to the front and rear where the rear garden enjoys a predominantly sunny, west facing aspect. There is ample space to extend, subject to the necessary consents, and the property is available with no onward chain.



163 Castle Road, MK40 3RT

Tel: 01234 216612  
[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)