



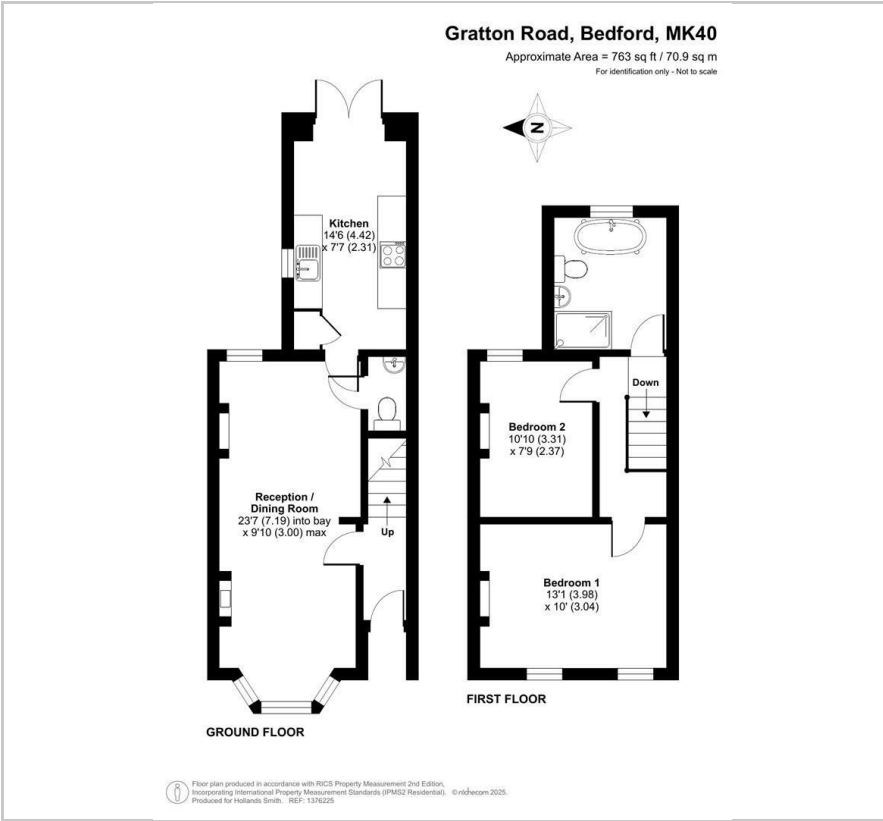
57 Gratton Road

, Bedford, MK40 4EF

£265,000



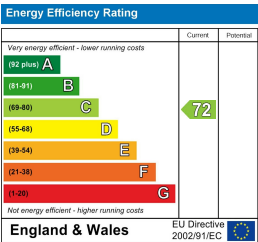
Floor Plan



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.

- Renovated, Refurbished Period
- Living Room with Log Burner Home
- Extended, Refitted Kitchen
- Four Piece First Floor Bathroom
- Gas Radiator Heating
- Period Features
- Mature Garden
- Walking Distance of Rail Station



Much improved and updated by the present owner, this period end of terrace home is quietly situated within walking distance of the town and rail station. The accommodation now features an open plan living room with a bay window and a log burner whilst the extended kitchen has been refitted and has French doors opening into the garden. There are two bedrooms and a spacious, four piece first floor bathroom. A ground floor cloakroom has been cleverly incorporated under the stairs. The mature garden is well stocked and offers some privacy. A range of amenities lie close at hand and the property is ideally located for commuters being within fifteen minutes walk of the rail station.

EPC Rating: C Council Tax Band: B Payable for 2025/26 - £1,817.55

The current owner has significantly refurbished this period home and reinstated some authentic period features including fireplaces to the two bedrooms. The replaced bathroom suite includes a free standing bath and large shower cubicle. There is gas radiator heating (the boiler was installed in 2024) and all of the windows are uPVC double glazed. There is a warming log burner in the living room and the kitchen features integrated appliances.



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.