



14 Ouseland Road, Bedford, MK40 4NX



14 Ouseland Road  
Bedford  
MK40 4NX

OIEO £325,000

Detached home in the ever  
popular Queens Park area of  
Bedford...

Detached home

Close to Bedford train station

Bay fronted dining room

Living room

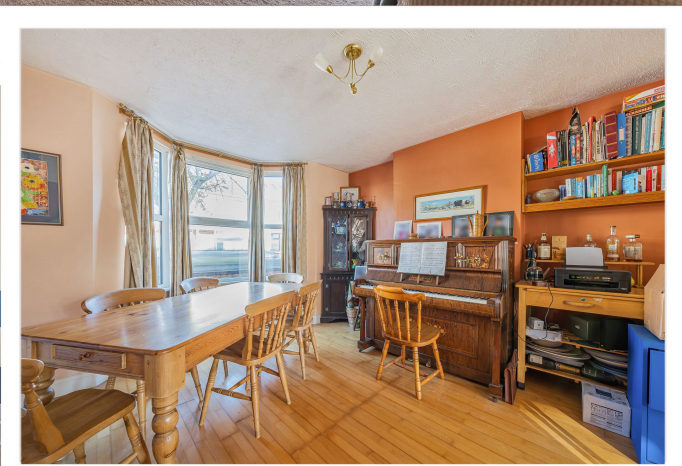
Modern kitchen

Three bedrooms

Family bathroom

Large private garden

Driveway



- Council Tax Band C
- Energy Efficiency Rating E

## Queens Park lies just outside Bedford's town centre...



We are delighted to bring to the market this three bedroom, detached home in the heart of Queens Park, a popular area in Bedford within a mile of Bedford's mainline railway station and town centre.

The property was originally constructed in the 1930's and offers much scope for improvements/alterations (subject to the necessary consents).

The ground floor offers two reception rooms, a bay fronted dining room to the front and a living room to the back which has a beautiful Victorian style open fire and provides access to the garden via double patio doors. These two rooms have previously been opened up via an archway to give the open plan feel and could easily be reinstated if required.

The kitchen is also to the rear of the property and has been upgraded in recent years with modern units and there is potential access to the garden from here although it is currently out of use.

On the first floor there are three bedrooms and a family bathroom.

Externally, the spacious south westerly facing garden offers a good degree of privacy and is mainly laid to lawn with some block paving, there is access both sides to the front which offers a driveway for one vehicle.

Further benefits include double glazed windows and gas central heating.

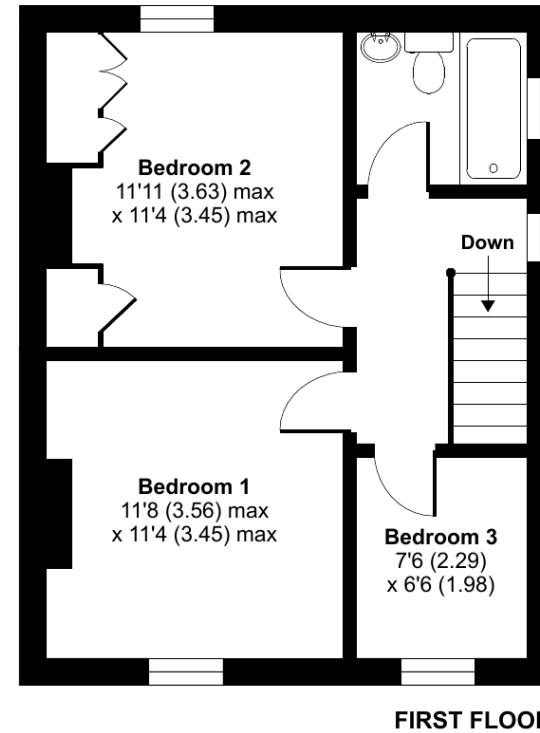
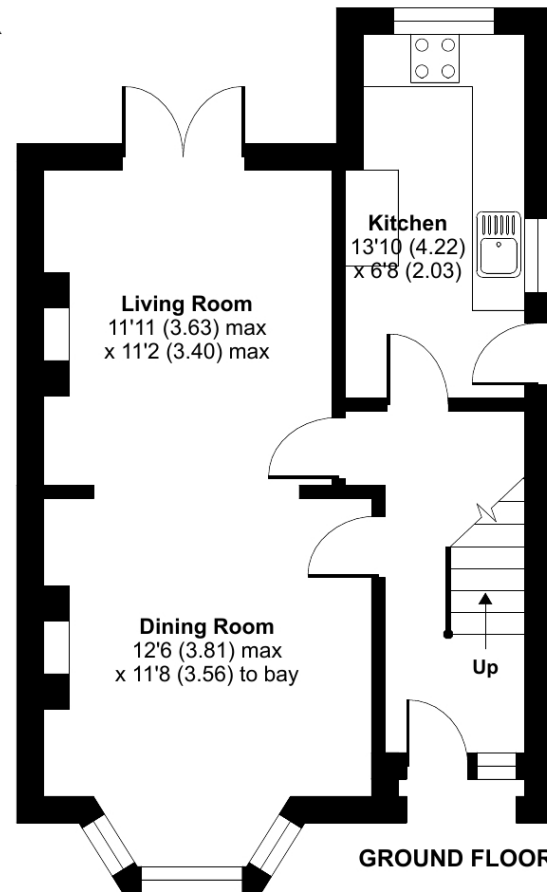
Queens Park lies just outside Bedford's town centre. There are many amenities within easy reach to include lovely riverside walks, shops, schools and recreational facilities. Bedford's mainline railway station is nearby offering fast and frequent services to the capital and beyond.



# Ouseland Road, Bedford, MK40

Approximate Area = 910 sq ft / 84.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Lane & Holmes. REF: 1059332



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

