



44 Bower Street , Bedford, MK40 3RE

Lane and Holmes are pleased to offer for sale this rarely available and chain free home in the ever popular Castle Quarter, complete with a detached 'coach house', all available with no onward chain. This end of terrace home offers an entrance hall and a large lounge/diner, a fitted kitchen with pantry and a ground floor bathroom accessed via the rear lobby.

The first floor provides three bedrooms and further benefits include double glazing and gas fired central heating.

At the rear of the property is a detached two storey 'coach house' with windows overlooking the garden. There is massive potential here to refurbish this building, subject to any necessary approvals.

The rear garden is mainly lawn with attractive flower and shrub borders and there is gated and covered access at the side.

The property is available with no onward chain and offers huge scope for improvement and development subject to the necessary planning.

Nearby, there are many cultural opportunities as well as excellent local shopping along Castle Road where bars and restaurants are also in abundance with a variety of independent establishments. Good local schools from the state and private sector are within easy reach, as are riverside walks along The Embankment. Bedford's nearby town centre also offers many further services including the mainline railway station.

Guide Price £400,000

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, Bedford, MK40 3RE



- Entrance hall
- Bathroom
- Lots of potential
- Freehold
- Large lounge/diner
- Three bedrooms
- No chain
- Kitchen
- Two storey detached coach house
- Sought after location



[Directions](#)



Floor Plan

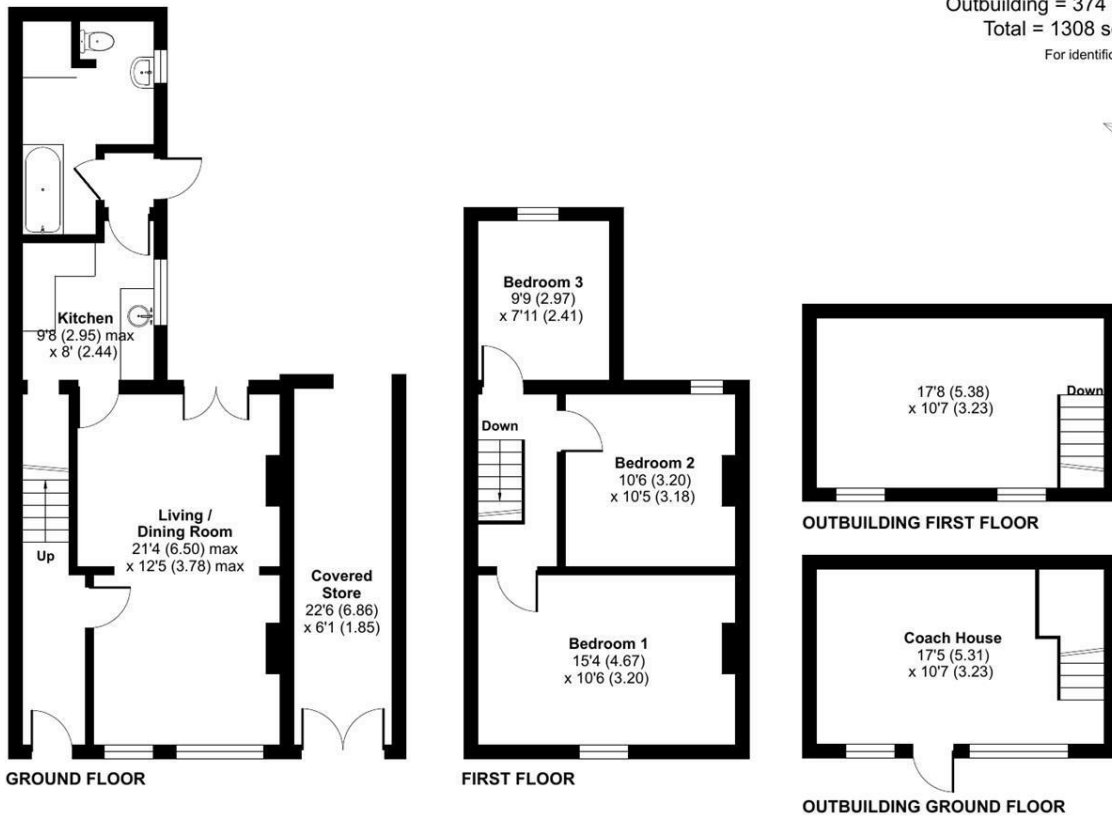
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Approximate Area = 934 sq ft / 86.8 sq m (Excludes covered store)

Outbuilding = 374 sq ft / 34.7 sq m

Total = 1308 sq ft / 121.5 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). © nichecom 2024. Produced for Lane & Holmes. REF: 1120106

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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