



120 Gladstone Street, Bedford MK41 7RT

**Lane &**  
**HOLMES**  
Est. 1985

120 Gladstone Street  
Bedford  
MK41 7RT

Guide £350,000

- Bay fronted home
- Living/dining room
- Further reception room
- Modern kitchen
- Three bedrooms
- Bathroom
- Attic room
- Gas central heating
- Courtyard garden
- Freehold



- Council Tax Band D
- Energy Efficiency Rating D

Attractive double bay-fronted home with playing fields to rear...



This is an excellent opportunity to purchase this traditional bay-fronted terrace house which is located on Gladstone Street in the popular Prime Ministers' area of Bedford.

On the ground floor there is a large bay fronted living/dining room, a further reception room with a cloakroom off and a modern fitted kitchen.

On the first floor, the master bedroom also has an attractive bay window and there are two further double bedrooms and a large bathroom. A staircase offers access to an attic room, ideal for storage.

The property is double glazed and has gas central heating.

Externally the rear garden faces south east and is low maintenance and overlooks Bedford Modern School's playing fields. Pedestrian access is available to the front.

Gladstone Street lies close to Bedford's sixty-two-acre Victorian park with its iconic bandstand, recently refurbished tennis courts and a café in the middle. Bedford's town centre is within walking distance. Varying amenities nearby include local shops, schools and recreational facilities including Robinson Pool & Fitness on Park Avenue.

## Gladstone Street, Bedford, MK41

Approximate Area = 1381 sq ft / 128.3 sq m

Attic Approximate Area = 112 sq ft / 10.4 sq m

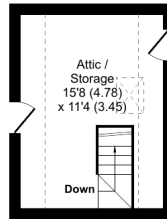
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1555 sq ft / 144.4 sq m

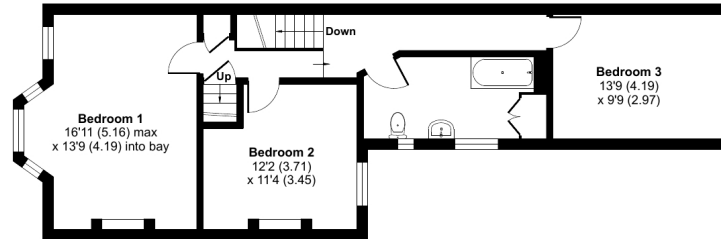
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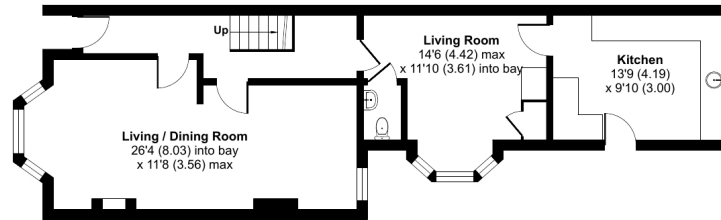
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Lane & Holmes. REF: 1150798



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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.

