



P Permit holders only

50 Clarendon Street, Bedford, MK41 7SJ



50 Clarendon Street  
Bedford  
MK41 7SJ

Price £650,000

Substantial property close to  
Bedford town centre...

Rarely available

Character property

Five bedrooms

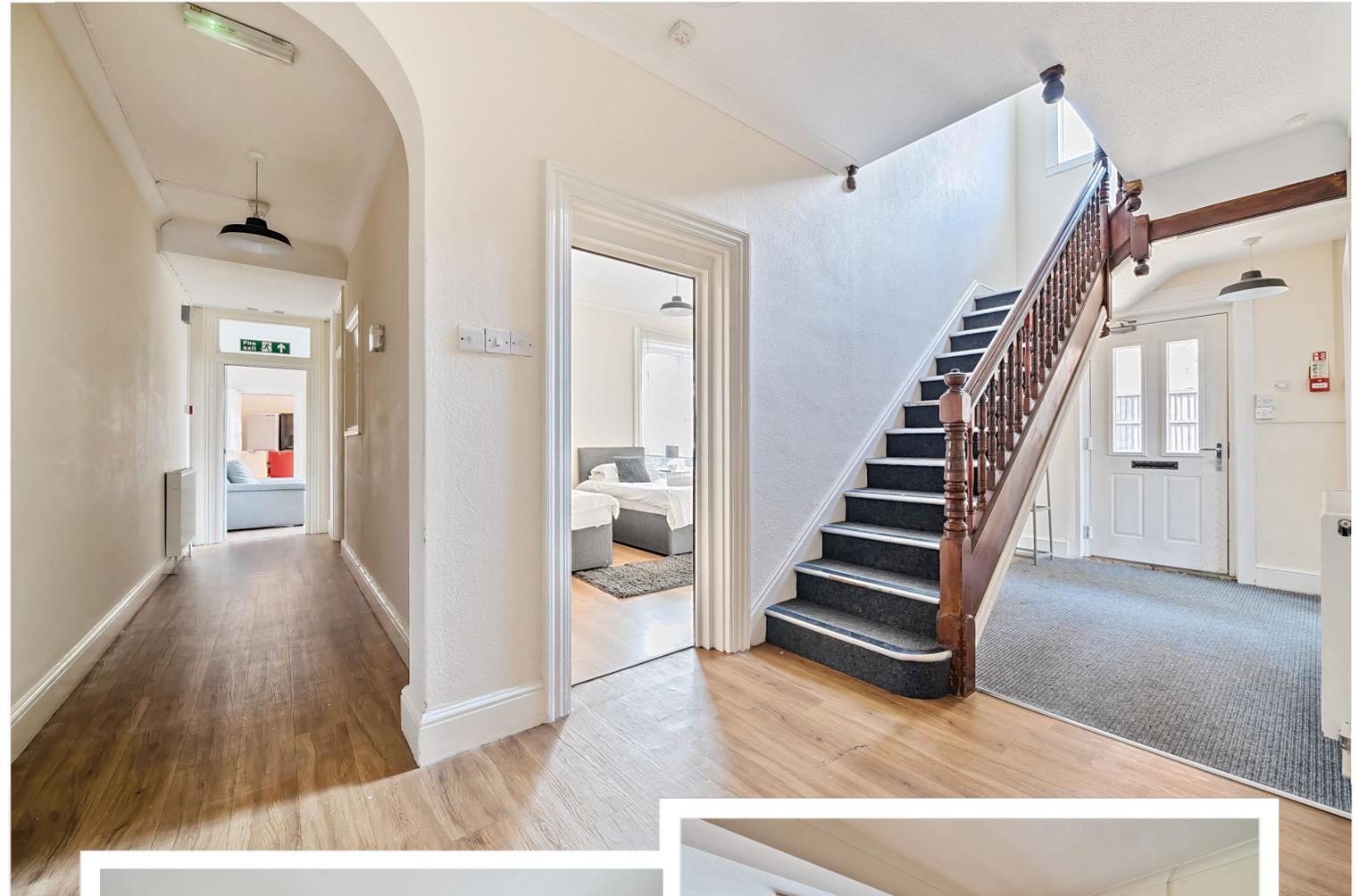
Three reception rooms

Off road parking

Chain free

Close to town centre

Freehold



- Council Tax Band D
- Energy Efficiency Rating C

## Chain free and located on the edge of the ever popular Prime Ministers area...



Lane and Holmes are delighted to offer for sale this substantial property which is located on Clarendon Street in Bedford a short walk from town and the mainline train station.

The property has previously been used in a commercial capacity for a number of years and we understand that it was granted C1 use in 1993, but in 2022 consent was granted for change of use for a residential dwelling.

The accommodation occupies two floors and totals almost 2,400 sq ft, and includes an entrance hall accessed via a storm porch and a ground floor shower room. There are three reception rooms all accessed from a large inner hallway, and the property also benefits from a fitted kitchen breakfast room to the rear. There is also a further cloakroom and a store cupboard/office.

The first floor provides a total of five bedrooms and a pair of shower rooms and further benefits of the property include double glazing and gas central heating and it is available with no onward chain.

To the outside there is a gated driveway providing off road parking for numerous vehicles at the side and there is a lawned garden which is not overlooked from the rear.

Clarendon Street is located on the edge of the ever popular Prime Ministers area, which offers easy access to both Bedford town, and its mainline train station.

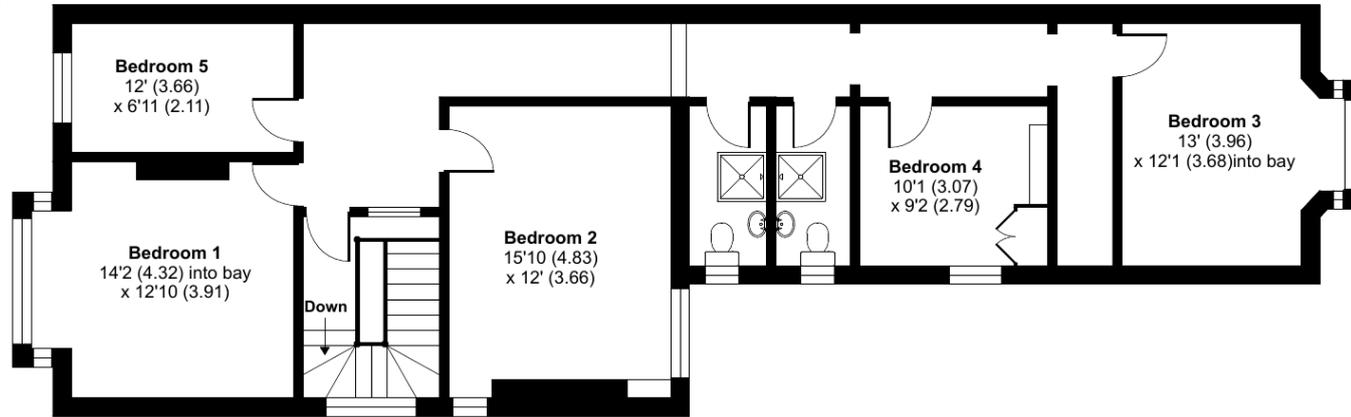
The town centres amenities are numerous and include many shops, restaurants and cafes – both independent and those of major chains. Fast and frequent services run from the mainline railway station to the capital and beyond.



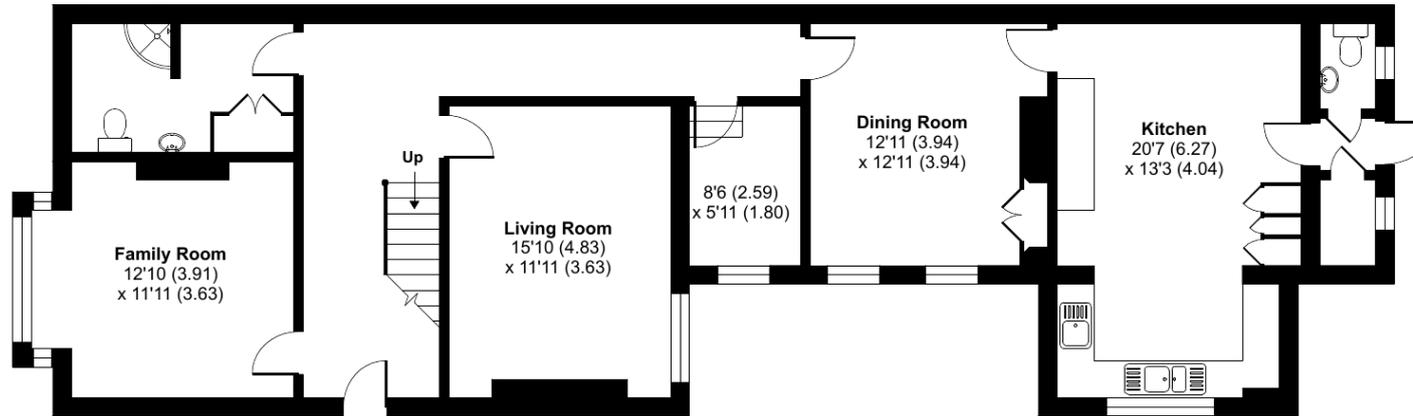
# Clarendon Street, Bedford, MK41

Approximate Area = 2394 sq ft / 222.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Lane & Holmes. REF: 815674



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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.

