



14a Stanley Street, Bedford MK41 7RG



14a Stanley Street  
Bedford  
MK41 7RG

Guide £375,000

A Victorian home with a  
detached annex...

Unique opportunity

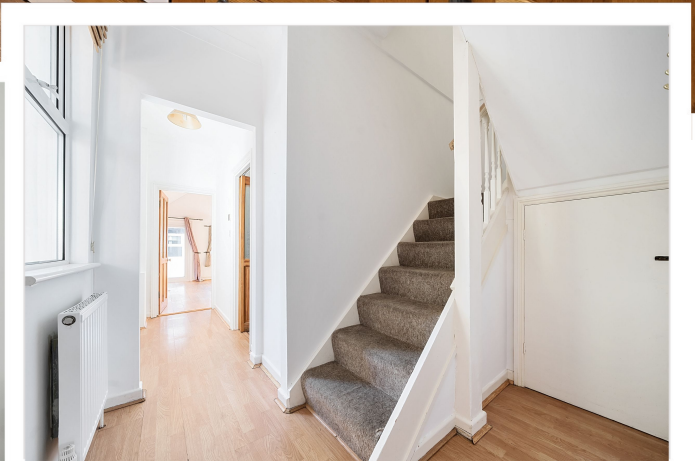
End terrace house

Three/four bedrooms

Separate one bed annex Gas  
central heating

No chain

Freehold



- Council Tax Band C
- Energy Efficiency Rating D



Lane and Holmes are pleased to offer for sale this unique, extended Victorian home which also benefits from a detached two storey annex at the rear. There is no chain, so a quick completion is available.

The main property benefits from an entrance hall, separate reception rooms and a fitted kitchen on the ground floor, as well as a bathroom. The first floor provides three bedrooms, an office or nursery and a shower room.

The annex offers a living area, kitchen space and a shower room on the ground floor, with a bedroom and a mezzanine landing on the first floor.

There is a large amount of versatility with this property and all it offers. Potentially the annex

could be let separately to create an income, whilst an occupier resides in the main property. It could suit a dependent relative or be used as a work from home area or hobbies space.

Outside there is a large passage way at the side with gates to the front and a paved courtyard at the rear which is predominantly south facing.

The house and the annex share water and electricity supplies, but gas is metered separately. The main house (14a) is council tax band C. The annex is rated separately at band A. Both properties have gas central heating.

Stanley 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. The mainline railway station is also close by for fast and frequent services to the capital from forty-one minutes.





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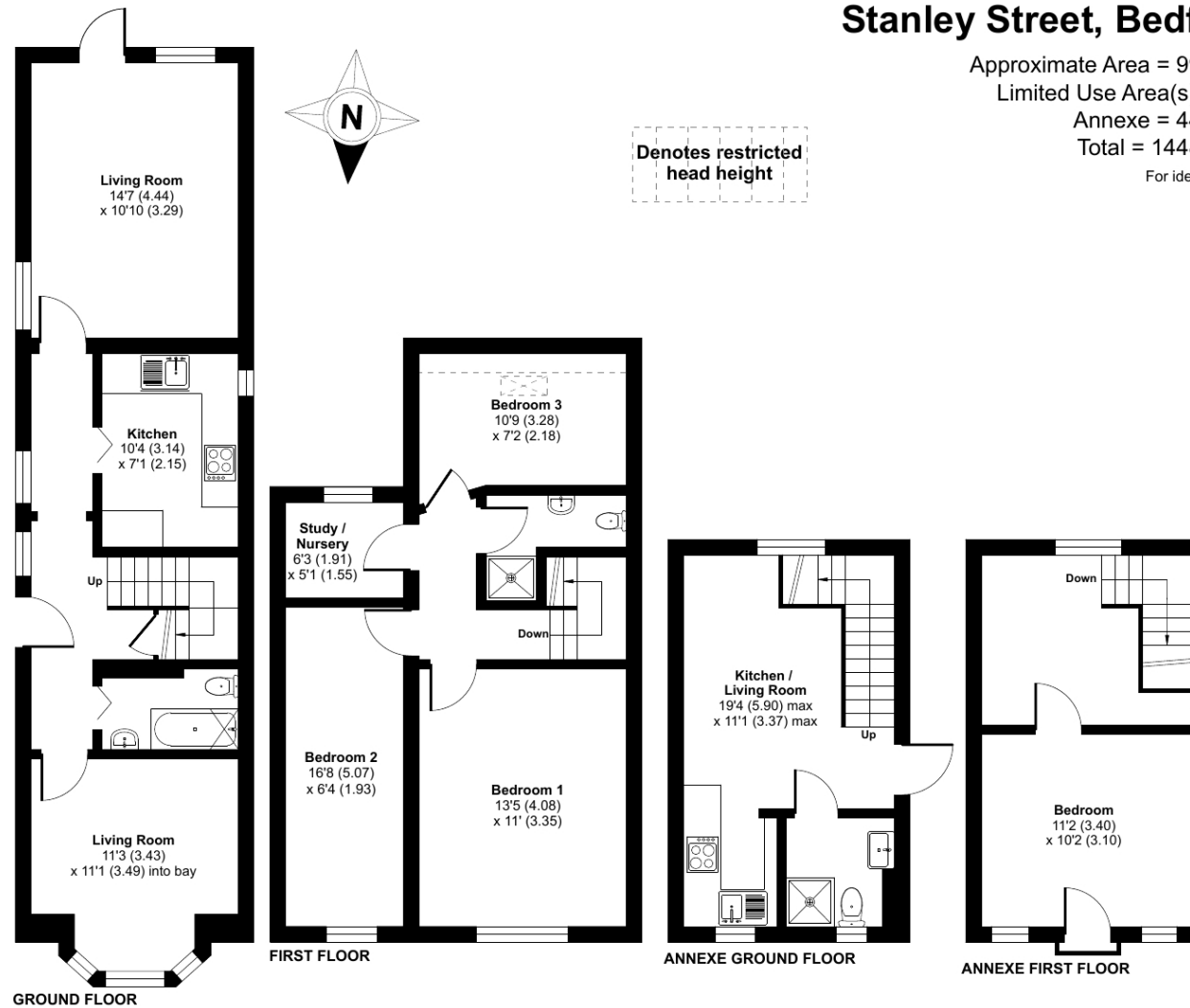
Approximate Area = 997 sq ft / 92.6 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Annexe = 440 sq ft / 40.8 sq m

Total = 1448 sq ft / 134.4 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 2024. Produced for Lane & Holmes. REF: 1206604

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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.

