



3 Duckmill Crescent, Chethams, Bedford, MK42 0AE





3 Duckmill Crescent  
Chethams  
Bedford  
MK42 0AE

Price £625,000

Rarely available three/four  
bedroom riverside home...

Riverside townhouse

Kitchen

Dining/family room

Living room

Three/four bedrooms

Two bath/shower rooms

Gas central heating

Double length garage and further  
garage

Stunning views

No chain

Leasehold

- Council Tax Band F
- Energy Efficiency Rating C





## With spectacular views over Bedford's famed Embankment...



Set within one of Bedford's most popular riverside developments, this three-storey home enjoys a spectacular outlook over Bedford's famed Embankment. Duckmill Crescent sits within well maintained communal grounds and this property enjoys its own private riverside patio. The flexible footprint could be used in many ways.

The property could suit a variety of buyers from those upsizing, downsizing or those who winter abroad and would like a "lock up and leave".

This home is offered in excellent order throughout and on the ground floor there is a modern fitted kitchen with granite worktops, a good size utility room and a cloakroom. There is also a dining/family room which opens directly to the rear patio.



On the first floor, light floods into the living room through three Juliet balconies with views over the Embankment very prevalent. Also at this level there is a study which could potentially be used as a fourth bedroom.

On the second floor, three bedrooms can be found with the master having an en suite and there is a further bathroom.

The property has gas central heating and is double glazed.

There is also the advantage of a double length garage and in addition to this, a further garage is also located close by. There is no chain - so a quick completion is available.

The Management Company owns the freehold to the block and each leaseholder is a shareholder.

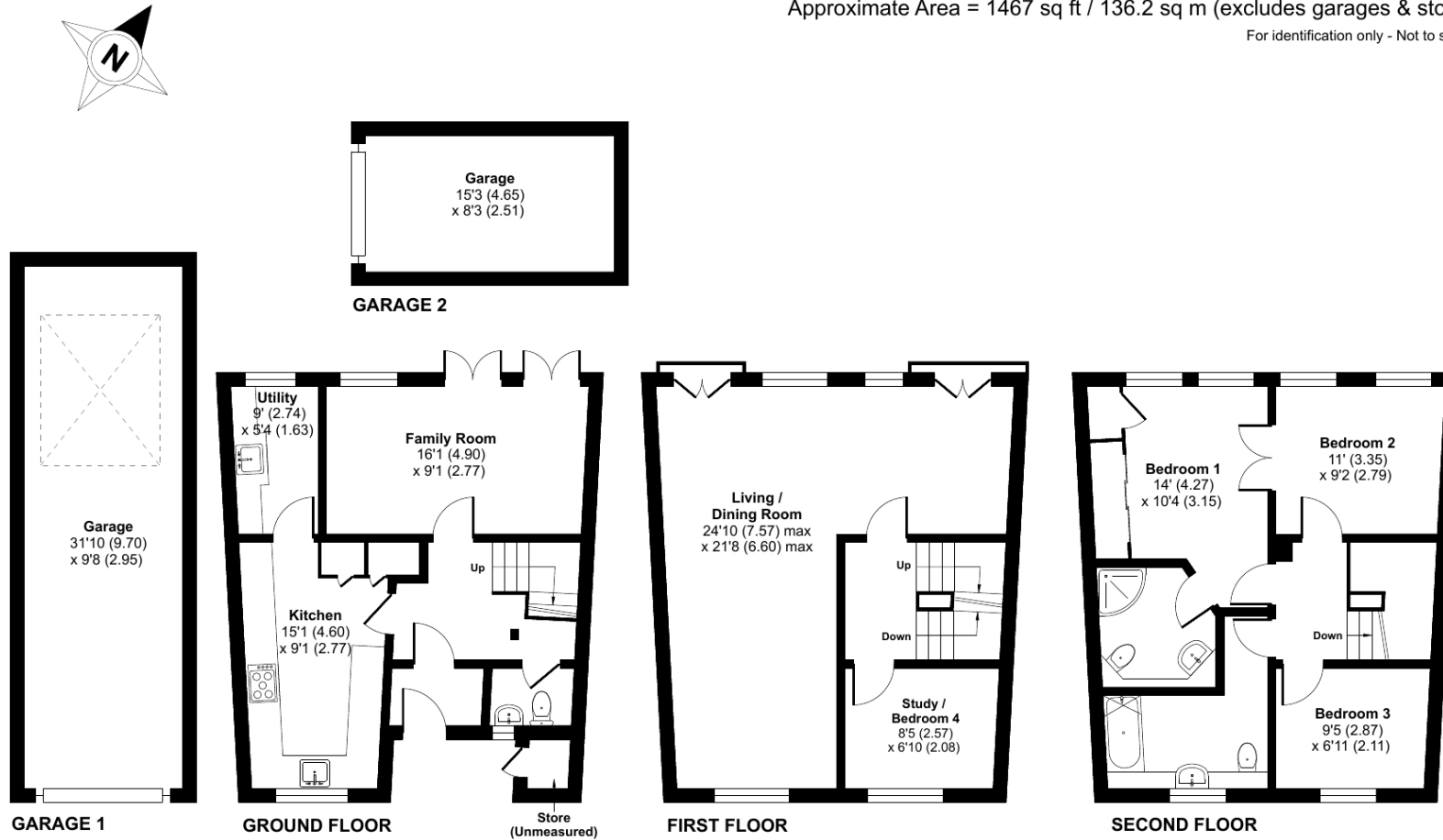
Lease - approximately 958 years remaining (lease granted 1,000 years from 1983)  
The maintenance charge up until March 2024 was £1,438.08.  
There is no ground rent payable.



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Approximate Area = 1467 sq ft / 136.2 sq m (excludes garages & store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lane & Holmes. REF: 1191174



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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.

