



2 Little Grove Place, Bedford MK40 3JP

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Bedford
MK40 3JP

Price £270,000

Charming two-bedroom terrace in
central Bedford

No onward chain

Cosy living room with fireplace

Kitchen

Separate dining room with exposed
brick fireplace

Additional utility room

Beautiful wide wooden floorboards

Two bedrooms and upstairs bathroom

Low-maintenance, south facing
courtyard garden

Ideal for first-time buyers or investors

Freehold



- Council Tax Band B
- Energy Efficiency Rating D

Well-presented two-bedroom home with no upward chain...



Tucked away in a peaceful, central Bedford location, this characterful home blends some charming period features with practical, well-designed living spaces. The ground floor offers a cosy living room with a fireplace, wide wooden floorboards and built-in shelving, which leads to a well-proportioned dining room featuring an exposed brick fireplace, and onward to a compact yet functional kitchen. A separate utility room which is accessible from the garden adds valuable storage and convenience.

Upstairs, the property features two bedrooms, including a main bedroom with fitted storage. Both rooms benefit from wide wooden flooring

and the bright bathroom includes a bath with shower over. The layout provides a comfortable and efficient use of space throughout.

Outside, a low-maintenance, south facing courtyard garden offers an ideal spot for morning coffee, potted plants, or simple outdoor seating, with gated shared access to Rothsay Place adding further practicality. Residents' parking permits for the surrounding area are available to purchase via Bedford Borough Council.

With no onward chain, this property is ready for immediate purchase and represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a centrally located Bedford home full of character.

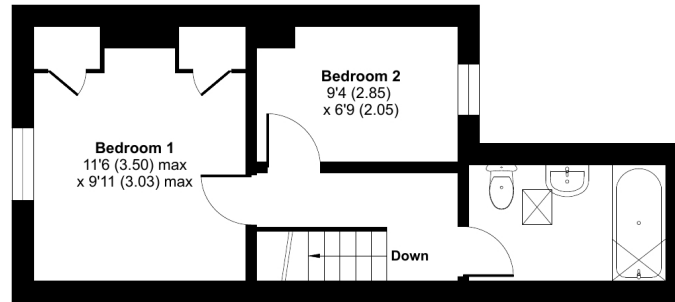
Little Grove Place, Bedford, MK40

Approximate Area = 560 sq ft / 52 sq m

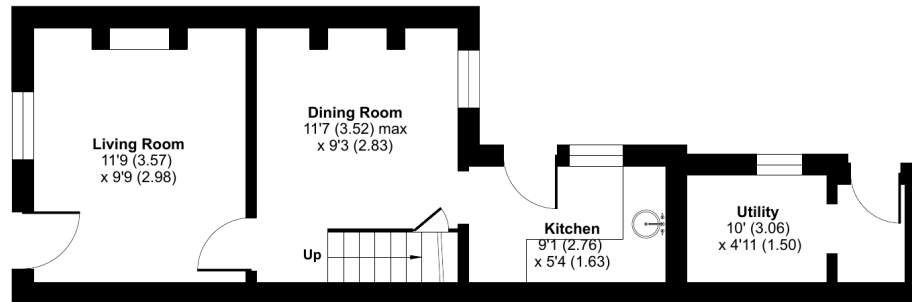
Outbuilding = 49 sq ft / 4.5 sq m

Total = 609 sq ft / 56.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Information icon: Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom2025. Produced for Lane & Holmes. REF: 1383256



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