



Because property is personal with...

Gibbons Road, Bedford

**BELVOIR!**

Guide price £375,000



## Key Features

- Chain free
- Close to amenities
- Town centre location
- Ideal family home or investment opportunity
- On street parking
- Four bedrooms
- EPC rating D
- Freehold





As you step into this inviting home, you are greeted by a generous entrance hall that leads to the two reception rooms, perfect for family gatherings or entertaining guests. The modern kitchen, equipped with quality appliances, is any cook's delight. Upstairs, the four bedrooms are all well-proportioned, providing a comfortable and private retreat for each family member. The modern family bathroom is both functional and stylish.

Outside, the private rear courtyard garden offers a peaceful escape from the hustle and bustle of daily life. With ample on-street parking, convenience is guaranteed.

This great four-bedroom terraced house in Bedford offers a wonderful opportunity to acquire a spacious and versatile family home in a prime location. Don't miss out on making this delightful property your own.

## GROUND FLOOR

### Entrance

Under storm porch via part glazed front door into:

### Hallway

Stairs rising to first floor with storage cupboard beneath. Doors to all rooms. Radiator.

### WC

uPVC obscure double glazed window to side aspect. Suite comprising low level flush WC and hand wash basin. Chrome heated towel radiator.

### Living Room 3.15m x 3.40m (10'4" x 11'2")

uPVC double glazed window to front aspect. Radiator.

### Second Reception Room 2.90m x 3.70m (9'6" x 12'1")

uPVC double glazed window to rear aspect. Radiator.

### Kitchen/Diner 3.05m x 6.00m (10'0" x 19'8")

uPVC double glazed windows to rear and side aspects. Fitted with a range of base and wall mounted cabinets. Stainless steel single oven, inset four burner gas hob and chimney hood extractor over. Sink and drainer with mixer tap. Space and plumbing for both washing machine and dishwasher. Space for fridge freezer. Wall mounted gas central heating boiler. Door to garden. Two radiators.

## FIRST FLOOR

### Landing

Doors to all rooms. Airing cupboard. Hatch providing access to loft space.

### Bedroom One 3.15m x 4.60m (10'4" x 15'1")

Two uPVC double glazed windows to front aspect. Radiator.

### Bedroom Two 2.90m x 3.70m (9'6" x 12'1")

uPVC double glazed window to rear aspect. Radiator.

### Bedroom Three 2.60m x 3.05m (8'6" x 10'0")

uPVC double glazed window to rear aspect. Radiator.

### Bedroom Four 2.15m x 2.60m (7'1" x 8'6")

uPVC double glazed window to side aspect. Radiator.

### Shower Room

uPVC obscure double glazed window to side aspect. Suite comprising enclosed shower cubicle, hand wash basin mounted in vanity unit and low level flush WC. Tiled wet areas. Extractor. Chrome heated towel radiator.





## EXTERIOR

### Rear Garden

Wall enclosed. Low maintenance with paving throughout.

## PROPERTY INFORMATION

Belvoir informed of the following:

Council Tax Band: C

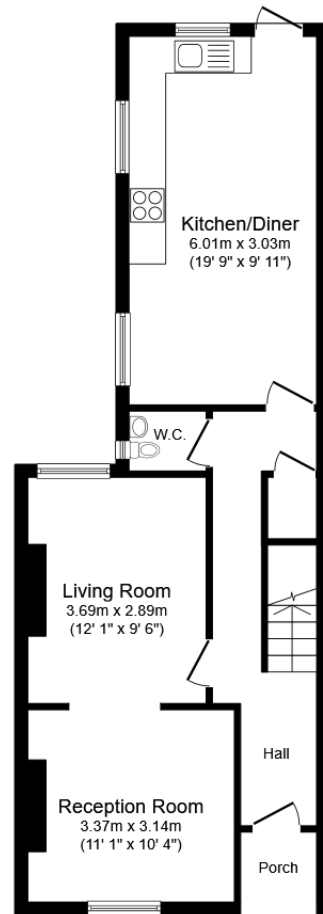
EPC Rating: C

## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

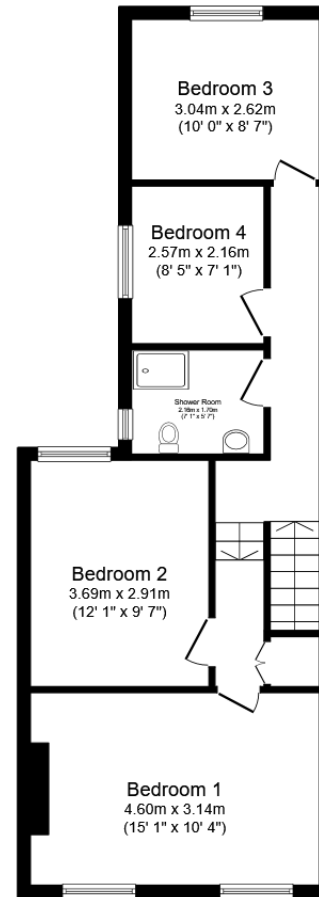






### Ground Floor

Floor area 54.6 m<sup>2</sup> (588 sq.ft.)



### First Floor

Floor area 54.6 m<sup>2</sup> (588 sq.ft.)

**TOTAL: 109.3 m<sup>2</sup> (1,176 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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