



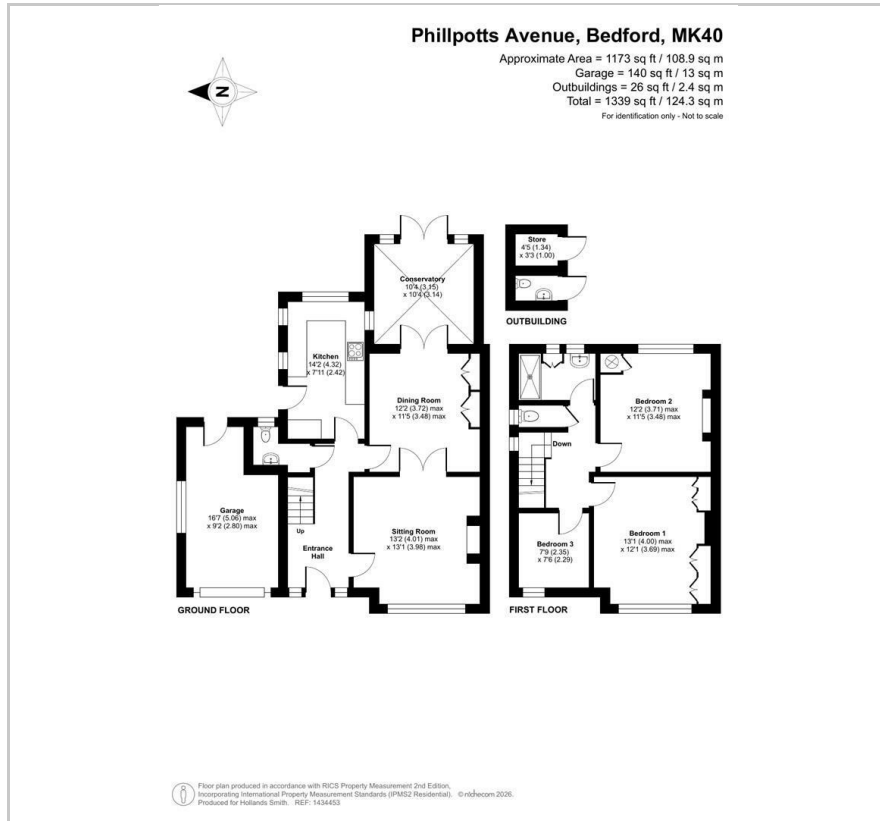
**2 Phillpotts Avenue**

, Bedford, MK40 3UJ

Price Guide £475,000



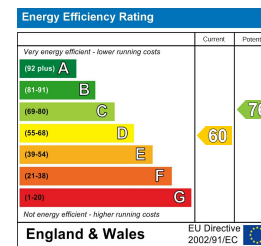
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



This highly distinctive 1930s semi-detached home is offered for sale with no upward chain and provides a perfect opportunity for someone to put their own stamp on a real gem of a house. Offering well-proportioned rooms, there are separate sitting and dining rooms, an enlarged kitchen and three bedrooms. A conservatory/sunroom has been added to the rear. The first floor shower room and separate WC could be combined to provide one spacious bathroom and a ground floor cloakroom has been created under the stairs. There is gas to radiator heating, original leaded-light windows with secondary double glazing and the integral garage has a storage facility above. Outside, there is off road parking to the front of the garage and well-maintained front and rear gardens, the latter being well screened from neighbouring properties and arranged largely as originally laid out. There is also a brick-built outbuilding combining a store and outside WC.

Phillpotts Avenue is considered one of the area's most popular roads and is within the 'Castle Quarter' of the town, home to a choice of specialist shops and eateries as well as Russell Park and The Embankment. Highly regarded schools are close by for all ages, as are sports facilities including tennis, rowing and rugby. Bedford town centre is under a mile away and offers a wider choice of shops and restaurants as well as fast rail links into London St Pancras. EER: D



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