

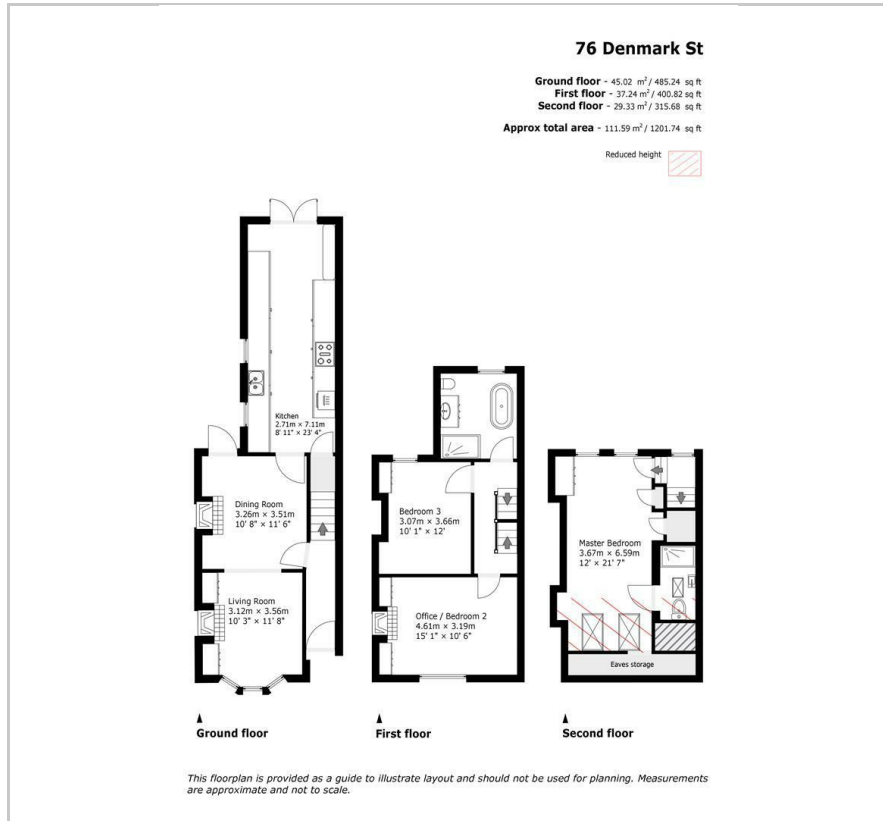


**76 Denmark Street**

, Bedford, MK40 3TH

**£450,000**

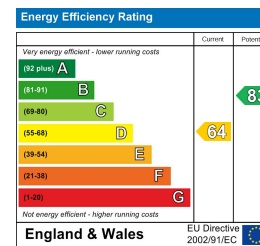
## Floor Plan



## 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.

- Very Well Presented Period Home
- Three-Storey Living
- Three Double Bedrooms
- Bath and Shower Rooms
- Enlarged Kitchen/Breakfast Room
- Combined Sitting/Dining Room
- Sunny West Facing Garden
- Gas Heating & uPVC Windows



Measuring in excess of 1200 square feet, this period terraced home has been the subject of considerable recent improvement and now features spacious and adaptable accommodation arranged over three floors. The sitting and dining rooms have been combined to provide one open plan space but with two defined areas - the cosy front sitting area with fireplace and bay window and the rear dining area with wood burning stove. The kitchen/breakfast room to the rear of the ground floor has been beautifully refitted with contemporary units, Quartz worktops and a full compliment of integrated appliances. Crittal style doors to the rear of the dining room and kitchen complete the modern finish. The first floor bedrooms extend part-way across the side passage and have fitted wardrobes and cast iron fireplaces and the converted loft space provides the main bedroom with further fitted wardrobe space. Both the bathroom and en suite shower room have been stylishly refitted. Heating is by gas to radiators and all of the windows are uPVC double glazed including some in the sash-style. Outside, there is a low-maintenance walled garden which enjoys a sunny west-facing aspect. Denmark Street is located in the popular 'Castle Quarter' of the town, which is home to a great choice of independently-owned shops, cafes and restaurants as well as open spaces such as Russell Park, The Embankment and Mill Meadows. The highly-regarded Castle Newnham Primary School is close by, as are sports facilities including Riverside Tennis Club and Goldington Road, home of the Bedford Blues rugby club. Bedford town centre is a short walk away and offers a wider choice of shops as well as fast rail links into London St Pancras. EER: D



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