



9 Ellington Road, Bedford MK42 9FR

Lane & HOLMES
Est. 1985

9 Ellington Road
Bedford
MK42 9FR

OIEO £325,000

- Large living room
- Dining room
- Fitted kitchen
- Master bedroom with en suite
- Two further double bedrooms
- Family bathroom
- Downstairs W/C
- Garden
- Off-road parking
- Freehold



- Council Tax Band C
- Energy Efficiency Rating C

Well-presented three-bedroom home in a convenient location...



Lane and Holmes are delighted to offer for sale this well-presented three-bedroom terrace home on Ellington Road, situated in the Cauldwell area of Bedford. The property offers well-proportioned living space across two floors.

On the ground floor, there is a spacious living room, featuring a bioethanol fireplace and French doors leading into the garden. From the living room, you can access the dining room, which was extended using space from the garage. There is also a neat, wood-effect fitted kitchen and a downstairs W/C.

The remaining garage space offers versatile usage, currently being utilised as a utility area.

Upstairs, there is a master bedroom with a newly fitted en suite, along with two further well-sized double bedrooms. There is also a family bathroom featuring a bath with a shower over.

Outside the property offers a rear garden, part-paved and part laid-to-lawn, with a small decking area. Additional benefits include off-road parking, an electric vehicle charging point and double-glazed windows throughout.

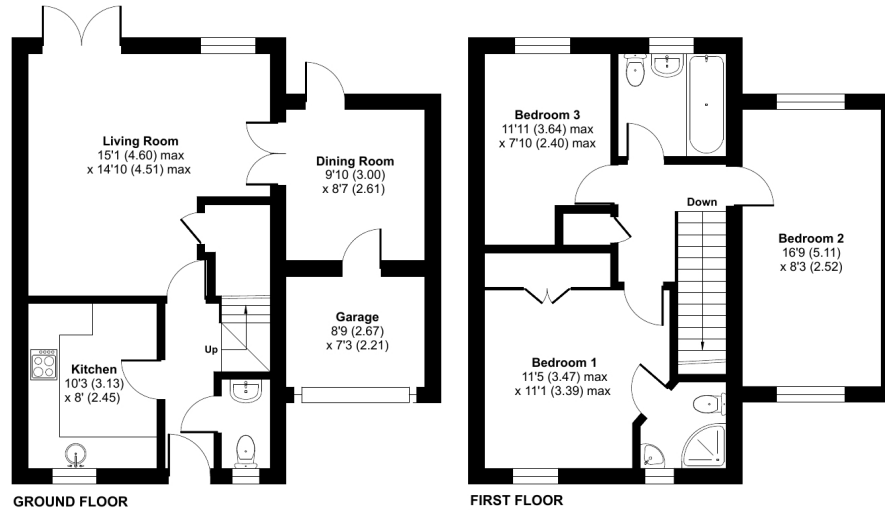
The property is well-located, offering excellent access to Bedford's town centre and the railway station.



Ellington Road, Bedford, MK42

Approximate Area = 1038 sq ft / 96.4 sq m (excludes garage)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhccom 2026. Produced for Lane & Holmes. REF: 1434969



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