



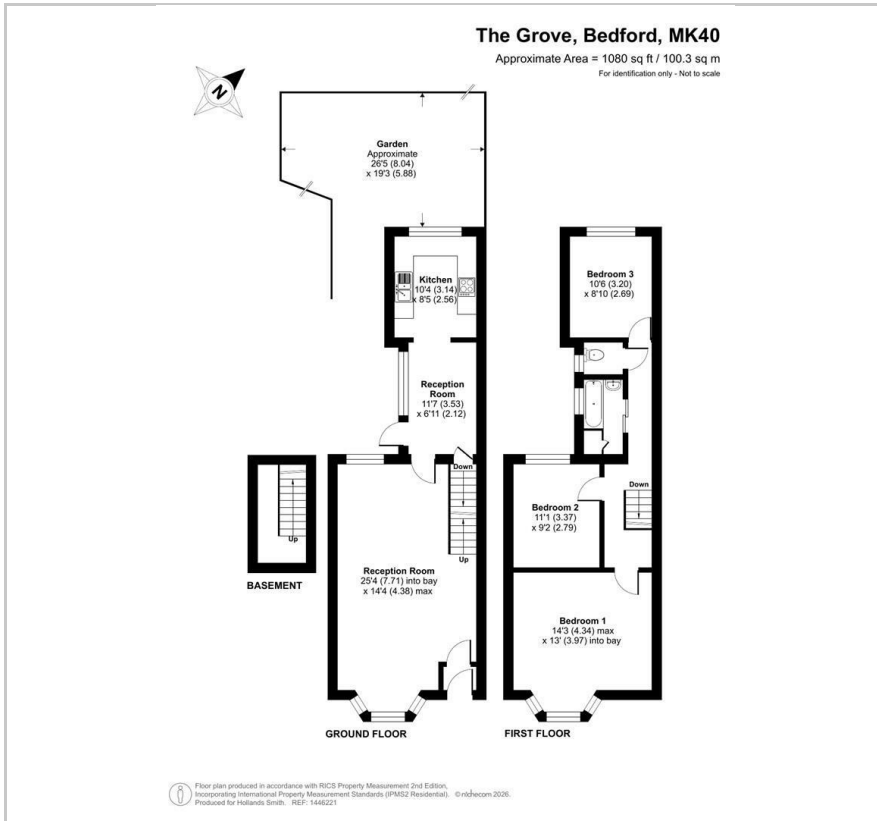
**42 The Grove**

, Bedford, MK40 3JN

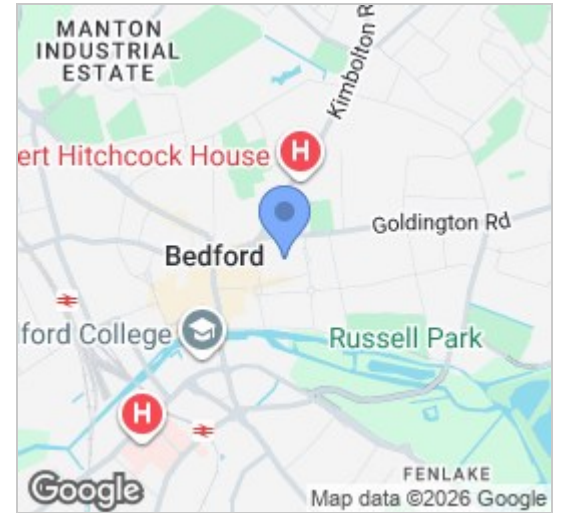
**£450,000**



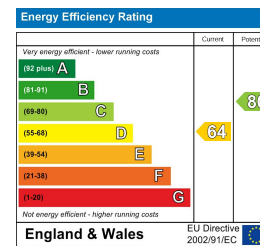
## Floor Plan



## 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.

- Bay Fronted Period Home in Conservation Area
- Enclosed, West Facing Garden
- Dining Room & Kitchen
- Gas Radiator Heating
- No Onward Chain
- Three Double Bedrooms
- Large, Open Plan Living Room
- Half Height Cellar
- Single Garage Available by Separate Negotiation



Quietly, yet centrally located within Bedford's Conservation area this bay fronted period home offers surprisingly spacious and adaptable accommodation. Occupying a sunny plot, the rear courtyard garden enjoys a predominantly west facing aspect and the south facing side elevation of the house brings much natural light into the space. The ground floor is largely open plan with a 'front to back' living room, dining or breakfast room and a kitchen. There is also useful half height cellar. Upstairs are three double bedrooms, a bathroom and a separate WC. Some cosmetic updating and improvement is required and the property is available with no onward chain. Conveniently located for the town centre, the house is within a short walk of a range of amenities. A selection of pubs, restaurants and independent cafes are close at hand with attractive river walks on Bedford's picturesque Embankment within a short stroll. There is also the option to buy a SINGLE FREEHOLD GARAGE in a nearby block by separate negotiation - price guide £20,000.

Council Tax Band: C EPC Rating: D

The property enjoys exalted status amongst its immediate neighbours being the only home in The Grove with a two storey bay. The property benefits from gas radiator heating and the windows have been replaced with uPVC double glazed units. The sunny courtyard rear garden features a timber summerhouse and there is a secure pedestrian access from Grove Place. The single garage lies to the north of the street in the car parking area adjoining Grove Apartments behind secure, remotely controlled gates.



**163 Castle Road, MK40 3RT**

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