



12 Markham Rise, Bedford MK41 0FF



12 Markham Rise
Bedford
MK41 0FF

Price £325,000

A spacious three-bedroom
house with a garage...

Terrace home

Well-presented

Kitchen/diner

Living room

Cloakroom

Three bedrooms

Family bathroom and en suite

Front and rear garden

Two parking spaces

Good southern bypass links

Single garage

Freehold

- Council Tax Band D
- Energy Efficiency Rating C



Within a sought-after development...



This well-presented three-bedroom family home is ideally located in the popular Markham Rise area of Bedford.

The ground floor offers a living room, perfect for relaxing, which flows into a bright and airy kitchen/dining room. The kitchen is well-designed with ample worktop space, some integrated appliances and direct access to the garden through double doors, making it ideal for family gatherings. A useful pantry provides extra storage, while a convenient downstairs WC completes the ground floor layout.

Upstairs, the first floor comprises three bedrooms. The main bedroom is generously sized with plenty of space for wardrobes and furniture and benefits from an en suite. The second bedroom is another good double, while the third makes an excellent child's

room, nursery, or home office. A modern family bathroom serves all three bedrooms.

Externally, the property enjoys a private rear garden with low-maintenance astroturf and an attractive planted border, creating a practical yet appealing outdoor space to enjoy year-round. A detached garage provides secure parking or additional storage and there are two allocated parking spaces.

Markham Rise forms part of a modern development situated just off Norse Road to the north and east of Bedford town centre. There are a wide range of amenities close by including supermarkets on Goldington Road and Church Lane, a medical centre as well as Mark Rutherford school found on Wentworth Drive. Bedford itself offers fast rail links to London and the southern bypass links the A1 and M1.

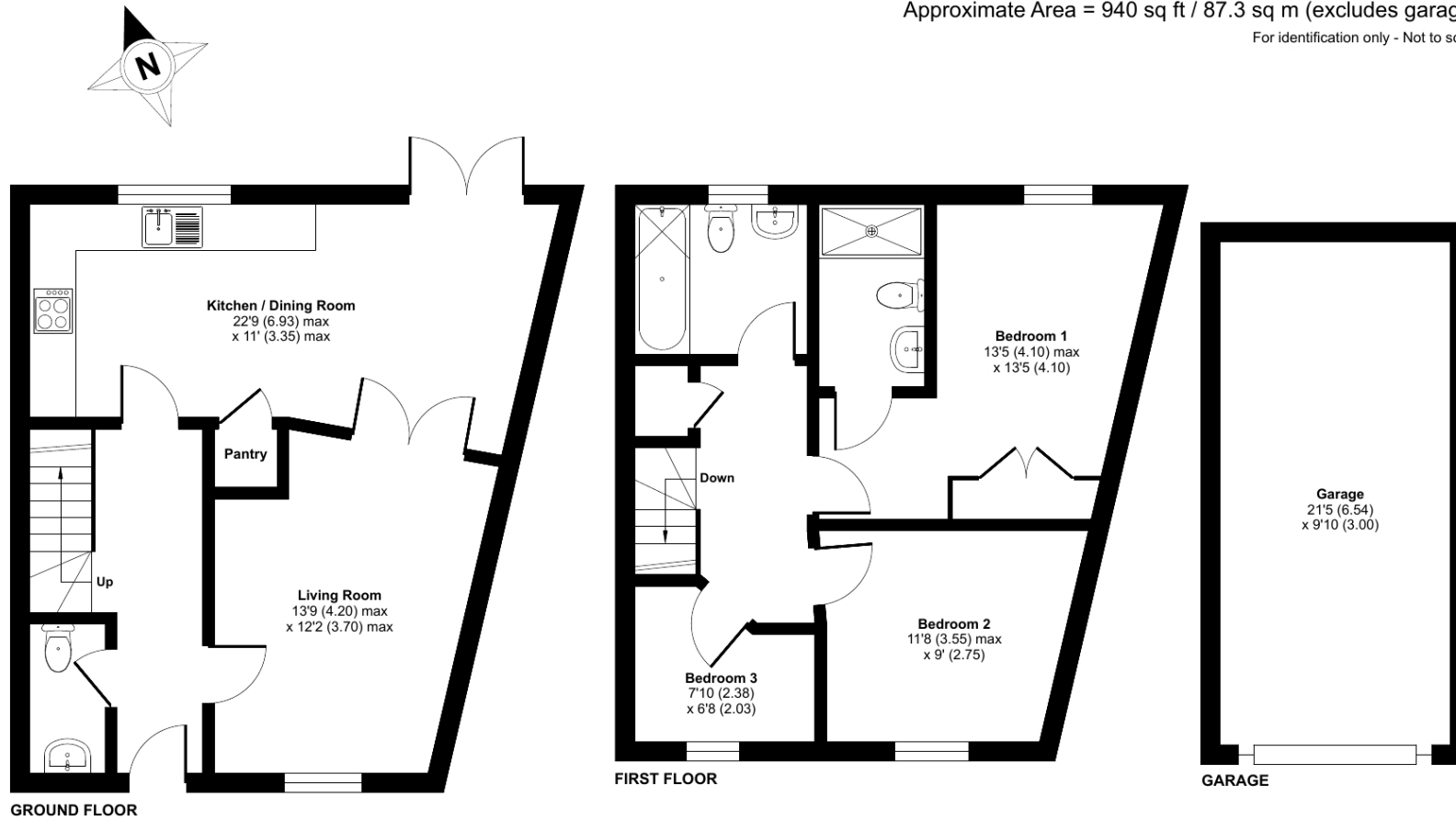
The sellers inform us there is an annual service charge for the development which is currently £180.45 per annum. This information should be verified by your legal advisor.



Markham Rise, Bedford, MK41

Approximate Area = 940 sq ft / 87.3 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). © nñchecom 2025. Produced for Lane & Holmes. REF: 1350261



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

