



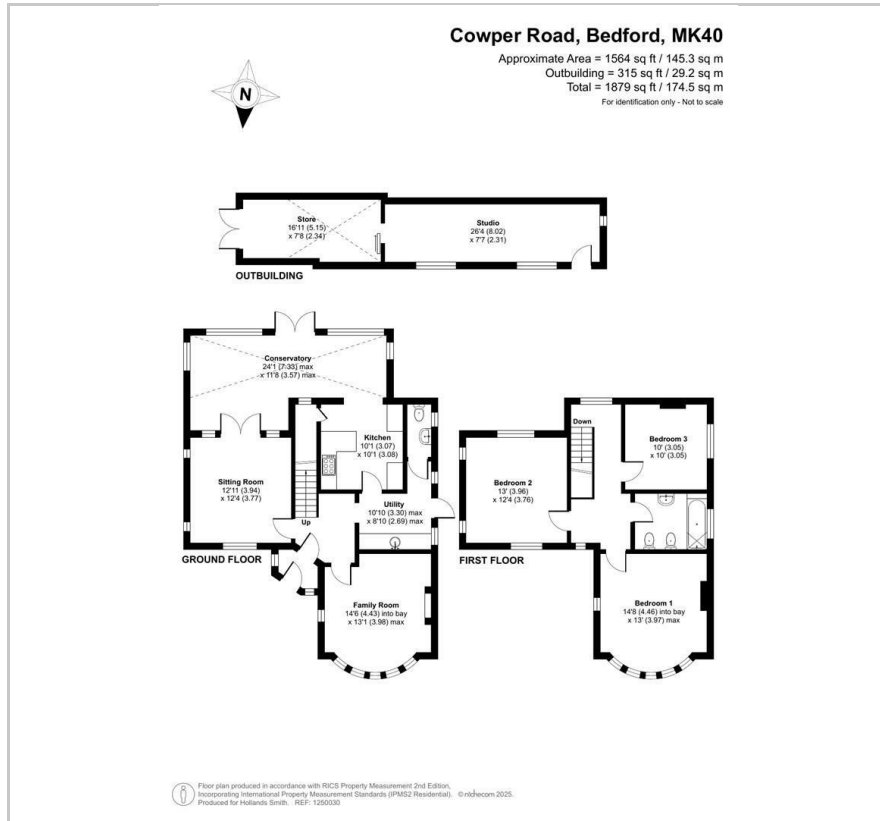
**10 Cowper Road**

, Bedford, MK40 2AU

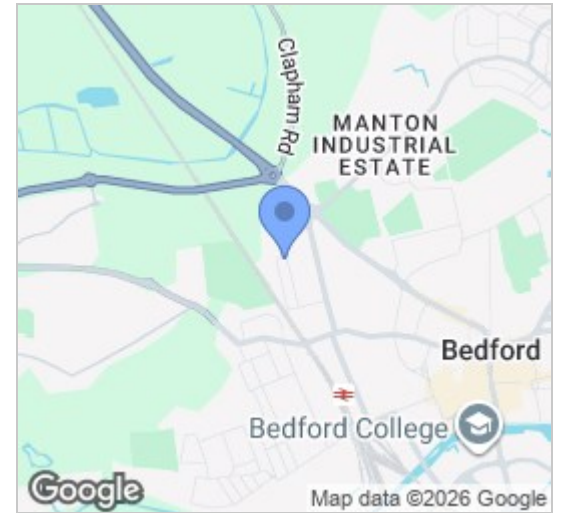
**£510,000**



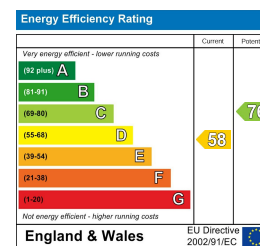
## Floor Plan



## 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.



Built in 1935 and occupying a prominent corner position within the popular Poets area of Bedford, this detached family home has been well maintained by the present owners and provides spacious and adaptable accommodation with the added benefit of a self-contained studio in the rear garden. There are two separate reception rooms, a large conservatory addition to rear providing further living space and a fitted kitchen with a good range of units. There is also a useful utility room and ground floor WC. There are three double bedrooms and the first floor bathroom has a modern white suite including a rain shower over the bath. Many of the rooms have dual-aspect windows, providing plenty of natural light and traditional features are in evidence such as picture rails and stripped wood floorboards. Heating is by gas to radiators and all of the windows are uPVC double glazed. Outside, there are gardens to the front and side as well as an enclosed rear garden with a sunny south facing aspect. The studio in the converted garage provides an ideal working space and there is the potential for off road parking from Spenser Road.

Situated on the eastern edge of the town, there are a number of amenities within easy reach; the town centre has shopping facilities and a choice of popular restaurants, there are two large supermarkets just around the corner and Bedford's mainline rail station is close by, offering fast links into London St Pancras. The property is particularly well located for both Bedford Modern and Bedford Greenacres Independent Schools, which are just a short walk away. EER: D



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**

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