

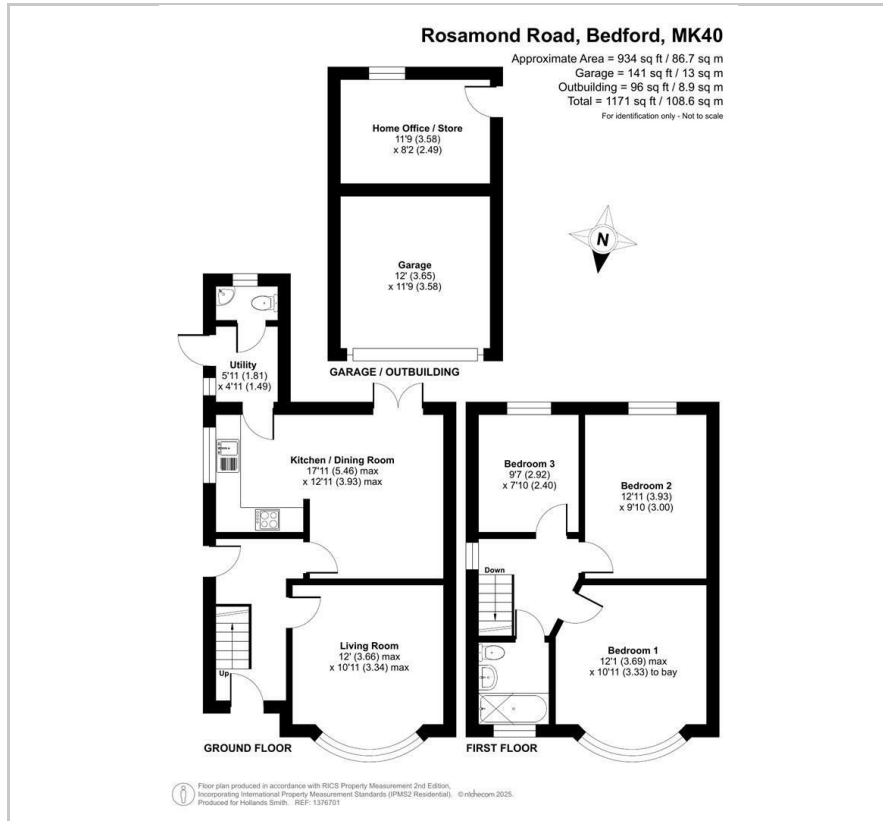


**87 Rosamond Road**

, Bedford, MK40 3UQ

**£475,000**

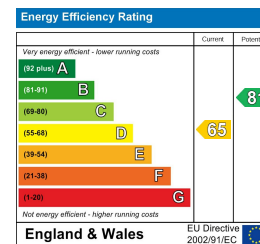
## Floor Plan



## 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.

- Comprehensively refurbished Bay ▪ Three Bedrooms Fronted Semi
- Refitted Open Plan Kitchen/Dining ▪ New Bathroom Suite Room
- Kitchen & Utility ▪ Gas Rad Heating (Recently Replaced Worcester Bosch boiler)
- South Facing Garden ▪ Garage Storage/Potential Home Office
- No Onward Chain



Comprehensively refurbished and updated, this bay fronted semi detached home occupies a sunny, south facing plot within Bedford's popular 'Castle Quarter'. Available with no onward chain, the refitted and smartly presented accommodation features three bedrooms, a sitting room with a bay window and an open plan, kitchen/dining room. A utility room and cloakroom have been incorporated to the rear. Outside, the sunny rear garden is not overlooked. There is a driveway and a generous sized garage which is currently divided into storage and potential home office space. Popular with individuals and families alike, the Castle Road area is well served by shops, restaurants and a highly rated primary school.

EPC Rating: D Council Tax Band: C

The house is ready for immediate occupation and features gas radiator heating (via a recently replaced Worcester Bosch boiler) and uPVC double glazing throughout. The new kitchen has a built-in oven, hob, extractor hood and an integrated dishwasher. The free standing fridge/freezer will remain. The new bathroom suite has a shower over the bath. The garden features a sunny patio, is not directly overlooked and enjoys a predominantly south facing aspect. For those working from home, the rear of the garage is an ideal home office space with power and light connected.



163 Castle Road, MK40 3RT

Tel: 01234 216612

[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)