



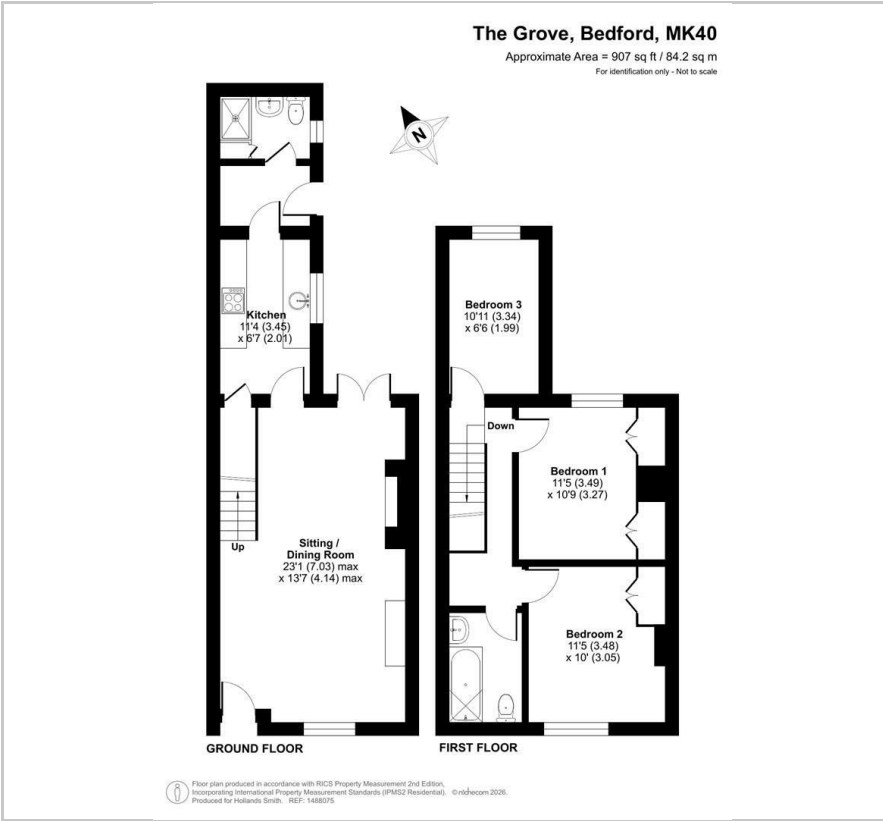
29 The Grove

, Bedford, MK40 3JW

£350,000



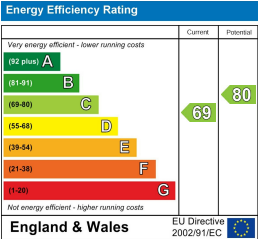
Floor Plan



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.

- Improved, Well Presented Period Cottage
- Three Bedrooms
- First Floor Bathroom, Ground Floor Shower Room
- Open Plan Living Room
- Modern Kitchen
- Enclosed Rear Garden
- No Onward Chain
- Separate Garage available at £25,000



This delightful period cottage lies within the town's popular Conservation area, on the doorstep of a range of coffee shops, pubs and restaurants. The well maintained and recently updated accommodation has been rearranged to provide three bedrooms, a first floor bathroom and a ground floor shower room. The main living space is now open plan and creates a spacious, light reception area and there is a modern gally style kitchen. The windows have been sympathetically replaced with double glazed sash style units and there is gas radiator heating throughout (with underfloor heating to the kitchen, lobby and shower room). The enclosed rear garden is not overlooked and offers some privacy. There is also the option to buy a FREEHOLD GARAGE situated just a few yards away in Little Grove Place at a sale price of £25,000. Given the cottage's proximity to the town's amenities, the property occupies a surprisingly quiet yet convenient location for the town centre and picturesque Embankment.

Council Tax Band: C EPC Rating: C

Available with no onward chain, this period home provides well presented, adaptable accommodation which is ready for immediate occupation. The width of the first floor - across the side passageway - has allowed space for a bathroom - taking natural light through a sun tunnel - and still leaves an adequate double bedroom. The nearby Castle Road offers a thriving array of independent coffee shops, delis and restaurants. For young families, there is also the highly rated Castle Newnham primary school.



163 Castle Road, MK40 3RT

Tel: 01234 216612

www.hollandsmith.co.uk

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.