

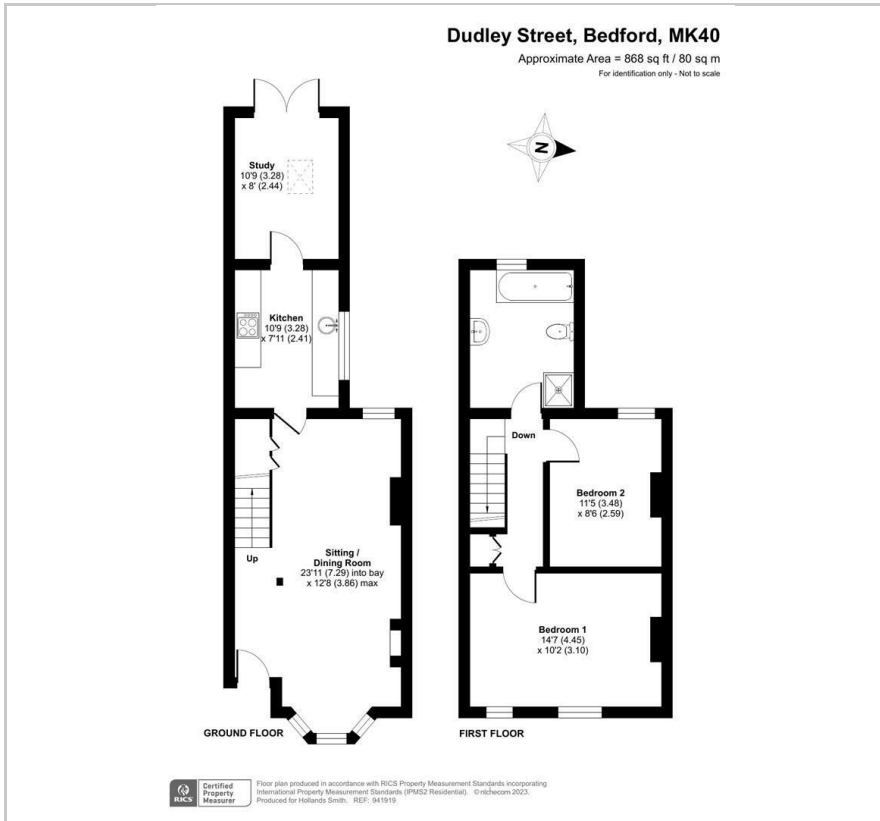


**88 Dudley Street**

, Bedford, MK40 3SZ

**£385,000**

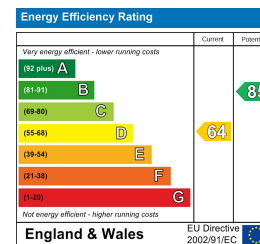
## Floor Plan



## 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.

- Beautifully Presented Two Bedroom ▪ Spacious First Floor Bathroom with Home Separate Shower Cubicle
- Open Plan Living Room with Shutters to Bay ▪ Modern Kitchen
- Further Reception Room Ideal as Study ▪ Two Double Bedrooms
- Sunny Landscaped Courtyard Garden ▪ Popular Position



Occupying a popular position within the 'Castle Quarter', this delightful mid-terrace house offers a perfect blend of period charm and modern convenience. Offering style, space and adaptability, the property has been recently improved and now offers a spacious open plan living room as well as a useful second reception room to the rear of the kitchen, ideal as a study or possible 3rd bedroom with French doors opening to the rear garden. The two double bedrooms extend part way across the side passage to provide additional space and both have fitted wardrobes.

The kitchen and first floor bathroom have been replaced with modern fittings; the kitchen with plenty of storage and built in oven and hob and the bathroom includes a separate shower cubicle.

A particular feature is the sunny west-facing courtyard, recently landscaped and perfect for enjoying the afternoon sun. This outdoor space offers a lovely area for relaxation or alfresco dining, making it an ideal spot for gatherings with family and friends.

Further features include double glazed windows with shutters added to the bay in the living room, gas to radiator heating from a combination boiler, fresh décor and new flooring/carpets. Whether you are a first-time buyer or looking to downsize, this property on Dudley Street is an opportunity not to be missed.

The immediate Castle Road area offers a choice of coffee shops, cafes and delis as well as popular restaurants, pubs and home improvement stores. Both Russell Park and The Embankment are close by and the area is also home to the highly-regarded Castle Newnham Primary School. Bedford town centre is a short walk away and offers further shopping and eating facilities as well as fast rail links into London St Pancras. EER: D

**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**

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