



**8 Newnham Street**

, Bedford, MK40 3JR

**£425,000**



E



**Newnham Street, Bedford, MK40**

Approximate Area = 1444 sq ft / 134.1 sq m  
For identification only - Not to scale

The floor plan consists of four levels:

- GROUND FLOOR:** Includes a Kitchen (10' x 7'4"), Dining Room (11'9" x 11'7"), Sitting Room (15'2" x 11'10" with bay window), and a Cellar (12' x 10'). Stairs lead up from the sitting room area.
- FIRST FLOOR:** Features three bedrooms: Bedroom 1 (15'2" x 12'10"), Bedroom 2 (15'3" x 12'11"), and Bedroom 3 (11'7" x 8'10"). It also includes a bathroom and stairs leading down to the ground floor.
- SECOND FLOOR:** Contains two bedrooms: Bedroom 4 (9'9" x 7'10") and another bedroom (15'2" x 12'10"). It has a bathroom and stairs leading down to the first floor.
- CELLAR:** A separate level at the bottom left, measuring 12' x 10', with stairs leading up to the ground floor.

A north arrow points towards the top right of the page.

**CERTIFIED PROPERTY MEASUREMENT**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
Produced for Hollands Smith. REF: 1169657

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-101) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>		54	80

Please contact our Bedford Office  
on 01234 216612 if you wish to arrange a viewing appointment  
for this property or require further information.



Situated in the heart of town living and within Bedford's 'cultural quarter' there are a number of museums and galleries on the doorstep. In addition, the popular Castle Road area is just around the corner with it's choice of independently-owned cafes, delis and specialist shops, the picturesque Embankment is very close by offering riverside walks and, for the commuter, fast rail links are available into London St Pancras. EER: E



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.