



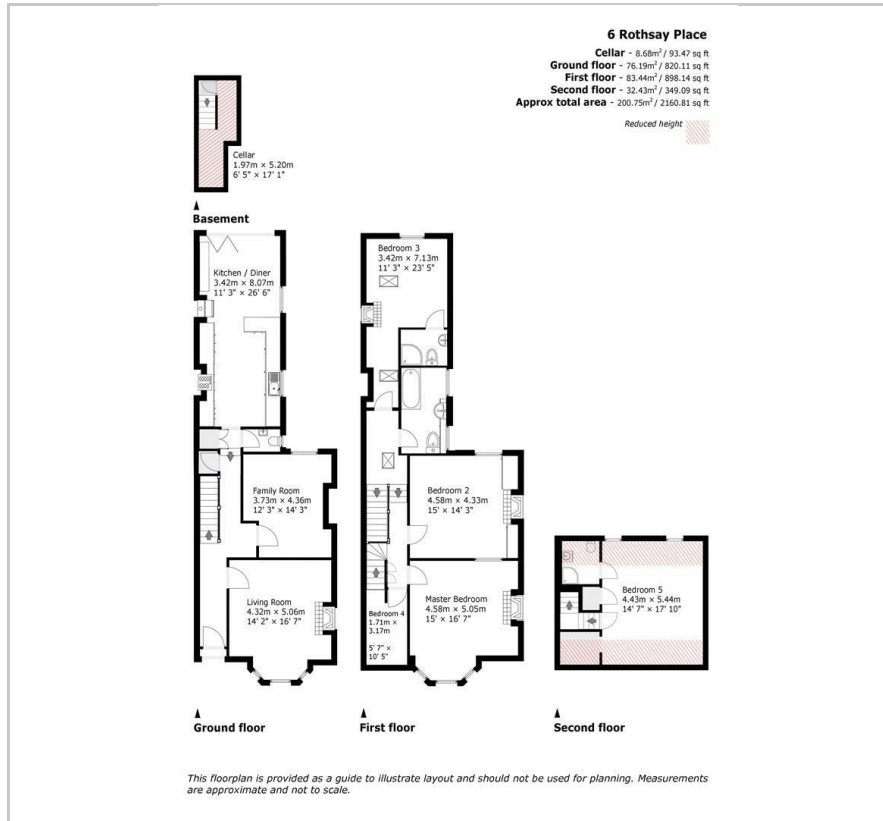
## 6 Rothsay Place

, Bedford, MK40 3QD

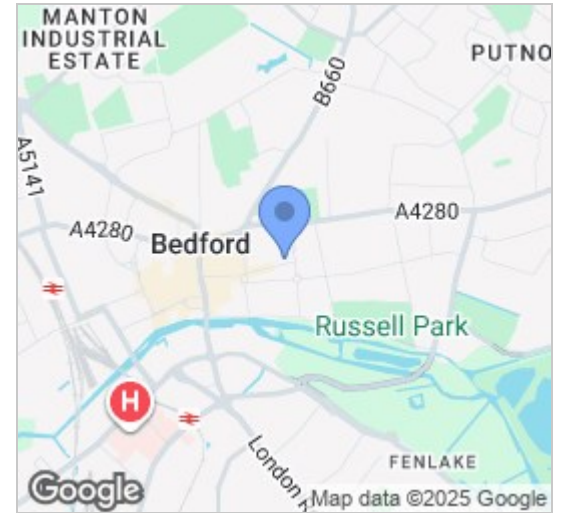
£825,000



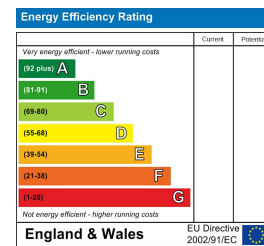
## Floor Plan



## 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.



Centrally located for the town's most popular attractions, this much-improved period townhouse offers spacious rooms arranged over three floors plus the added benefit of a cellar providing useful storage. There are separate self-contained reception rooms with the sitting room providing a cosy feel with a feature wood burner. To the rear of the ground floor, there is an open-plan family space with modern kitchen units including a range of integrated appliances. There is also a eating/sitting area to the rear with bi-doors opening to the rear garden. The welcoming entrance hall provides access to the cellar, ground floor cloakroom and further storage. The first floor has been adapted to provides three double bedrooms, one with an en suite shower room, as well as a single bedroom/study and a well-appointed family bathroom and the second floor provides a perfect main bedroom or guest room with second en suite shower and two dormer windows to the rear. There are a number of period features throughout the property including sash windows, fireplaces and stripped wood floors and there is gas to radiator heating. Outside, there is off road parking immediately to the front, a private, gated and covered side passageway and a low maintenance walled garden as well as a large side return patio.

Situated on the doorstep of the town, there is a good choice of shops, restaurants and cafes within a few minutes' walk as well as both Russell park and Bedford Park being within walking distance. Well-regarded schools for all ages are nearby including the outstanding-rated Castle Newnham Primary and the Harpur Trust private schools. The picturesque Embankment is close by for riverside walks. For those commuting into London, Bedford rail station also offers fast links into London St Pancras Station. There is also a garage in a nearby block available by separate negotiation. EER: TBC



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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 construed 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.