



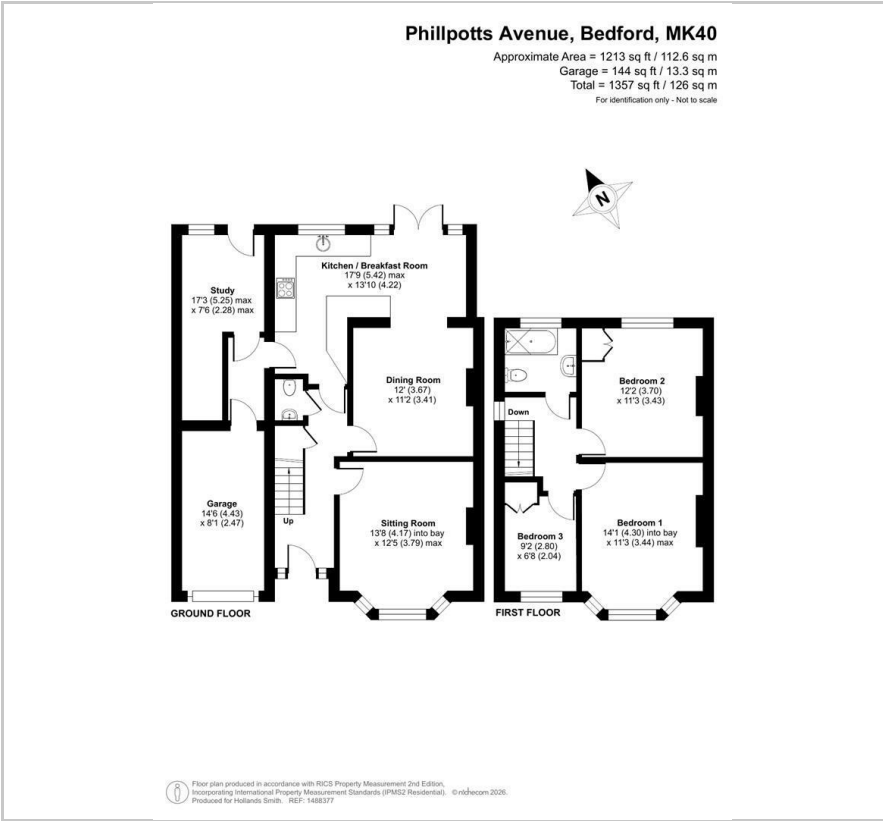
26 Phillpotts Avenue

, Bedford, MK40 3UF

£495,000



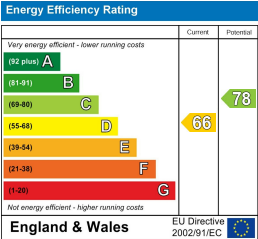
Floor Plan



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.

- Traditional 1930s Semi Detached
- Three Bedrooms Home
- Self Contained Sitting Room
- Extended Dining Room & Kitchen
- Additonal Versatile Reception Room
- Modern Bathroom & Ground Floor WC
- Garage and Driveway
- Large Garden to Rear

Occupying one of the area's most sought-after roads, this established 1930s semi detached home offers spacious and adaptable rooms with extensions to the side and rear. There is a self-contained front sitting room with bay window and the dining room and kitchen are linked by the rear extension to provide a semi open-plan space. The kitchen has plenty of storage and workspace, there is an inner lobby for storage which leads to the study and garage and the useful ground floor WC is neatly added in the entrance hall. The first floor is largely as constructed with three bedrooms and a bathroom with a modern suite including a shower over the bath. Heating is by gas to radiators from a combination boiler and all of the windows are double glazed. Outside, there is off road parking in front of the garage and, to the rear, an enclosed garden offering a 'blank canvas' on which a keen gardener can put their own stamp. Phillpotts Avenue is conveniently situated within the 'Castle Quarter' of the town, just a few minutes walk from the range of independently owned shops, cafes and delis as well as popular pubs and restaurants. The area is also home to the highly-regarded Castle Newnham Primary School as well as both Russell Park and the Embankment. Bedford town centre is a short walk away and offers a wider choice of shops as well as fast links into London by rail. EER: D



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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 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.