



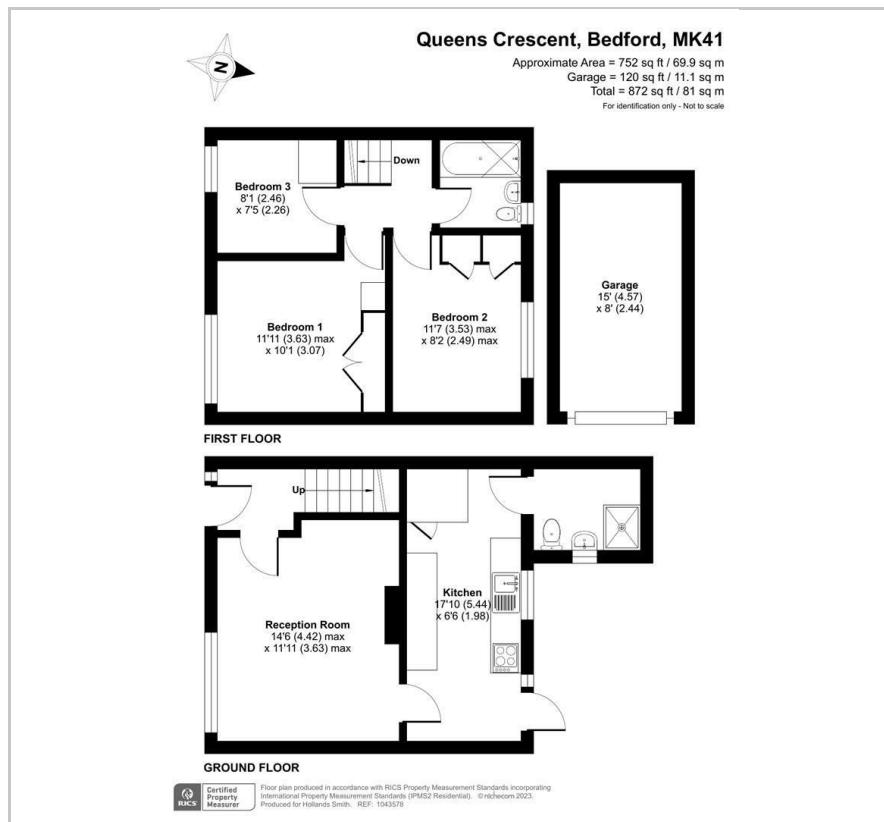
**3 Queens Crescent**

Clapham, Bedford, MK41 6DA

**£270,000**

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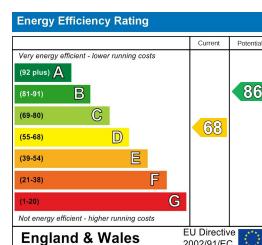
## Floor Plan



## Area Map

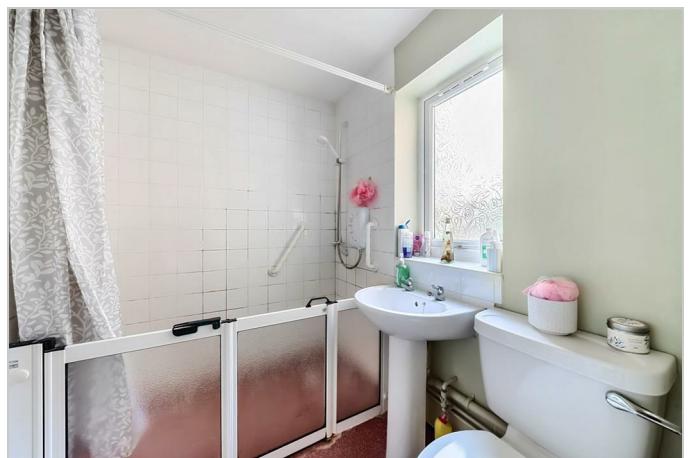


## Energy Efficiency Graph



## Viewing

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



Conveniently located within this popular riverside village, this established terraced home has been well maintained and offers well-proportioned accommodation with the added benefit of a second bathroom on the ground floor. The spacious living room has a gas fire, there is a kitchen/dining room with plenty of storage including a larder cupboard and an extension to the rear provides the useful wet room. There are three bedrooms all with fitted storage and the bathroom has a modern white suite. Further benefits include full uPVC double glazing and gas to radiator heating from a combination boiler. There is also well-kept front and rear gardens and a single garage in a nearby block.

Clapham offers a good choice of local amenities including a parade of shops providing convenience stores, eateries and a pharmacy. Furthermore, there is a Tesco Express, a post office and a number of popular pub/restaurants. Popular schools for all ages are within easy reach and Bedford town centre is close by with fast links to London St Pancras by rail. EER: D



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