



**116 George Street**

, Bedford, MK40 3SH

**£365,000**



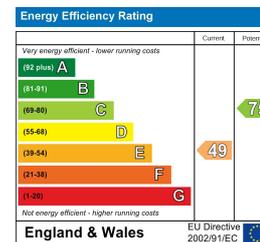
## Floor Plan



## 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.



Very well presented and offered for sale with no upward chain, this attractive period semi detached home is situated within the popular Castle Road area of Bedford, just to the east of the town centre. Thoroughly improved in recent years, the accommodation includes a combined sitting/dining room with bay window and French doors opening to the rear garden. The kitchen/breakfast room has been enlarged, is well equipped incorporating some built in appliances and there is another set of French doors to the rear. There are two double bedrooms and a spacious first floor bathroom including a free standing bath and separate shower cubicle. The property offers plenty of period features including fireplaces to the principle rooms and there are double glazed windows throughout as well as gas to radiator heating. Outside, the low maintenance rear garden is walled all around and enjoys a sunny west facing aspect. The 'Castle Quarter' of the town has a growing choice of specialist shops as well as independently owned cafes, delis and restaurants. Russell Park and The Embankment are a short walk away as well as sports facilities including Riverside Tennis Club and Bedford Rugby Club, home of 'The Blues'. Bedford town is close by and offers a wider choice of facilities and, for the commuter, fast links by rail into London St Pancras. EER: E



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)**

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