Hollands Smith
Residential Sales and Lettings

# 51 Dudley Street

, Bedford, MK40 3TA

£395,000

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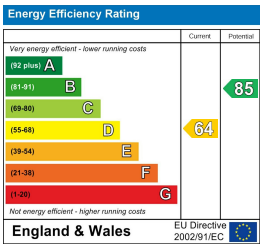
## Floor Plan

## 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.

- Much Improved and Very Well Presented Period Home
- Kitchen/Breakfast Room with French Doors
- Recently Replaced Modern, Contemporary Bathroom
- Gas to Radiator Heating
- Sitting & Dining Rooms
- Three Bedrooms Including Bright and Spacious Loft Conversion
- Period Features
- Landscaped Courtyard Garden

Conveniently located within the highly popular Castle Road area, this period end of terrace home offers thoughtfully improved and renovated accommodation, arranged over three floors. The living room is carefully separated into two areas - a cosy sitting area to the front and a walk-through dining area leading to the kitchen/breakfast room which has plenty of storage and workspace and French doors opening to the rear garden. The first floor provides bedrooms two and three as well as a modern and spacious bathroom, replaced two years ago, which includes a freestanding bath, large shower cubicle and dual wash hand basins. The converted loft is home to the main or guest bedroom and provides a light-filled space with Velux windows, eaves storage and built-in wardrobes. Further features include uPVC double glazed windows (some in the sash style) and gas to radiator heating from a recently replaced combination boiler. Outside, the courtyard garden has been landscaped to provide patio and lawn areas with raised planters and direct access to the side passageway for bicycles and bins.
The 'Castle Quarter' of the town offers a choice of cafes, coffee shops and delis as well as popular pubs and restaurants. Russell Park is at the end of the road with The Embankment just beyond and the area is also home to a highly-regarded Primary School and free to enter museums. Bedford town centre is only a short walk away and offers a wider choice of shops as well as fast rail links into London St Pancras. 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 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.