



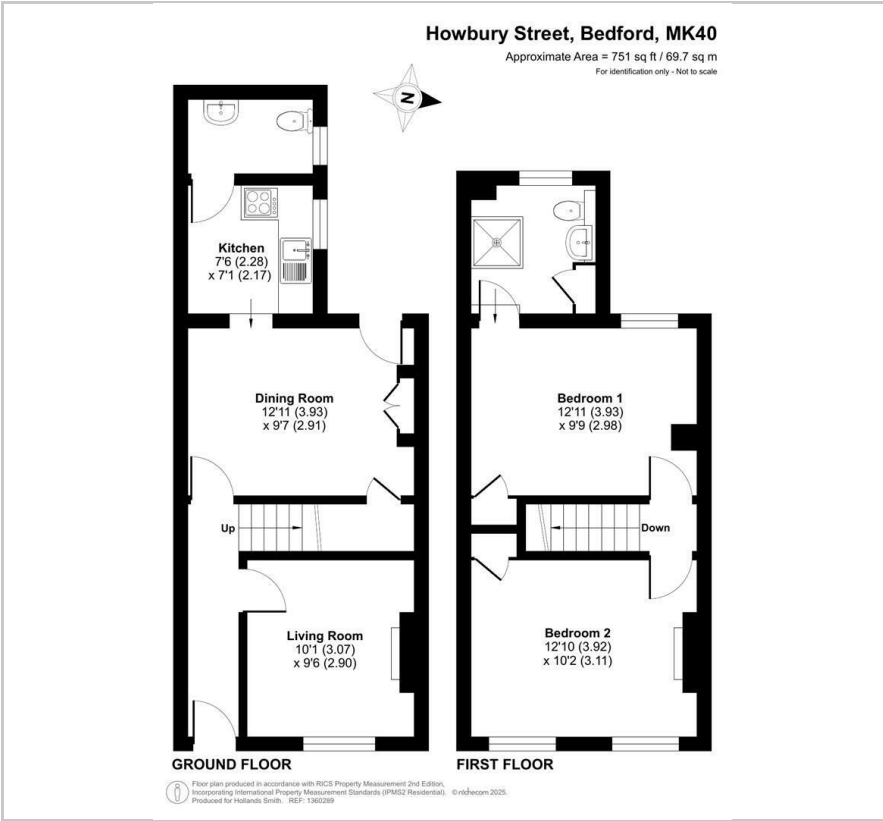
86 Howbury Street

, Bedford, MK40 3QS

£315,000



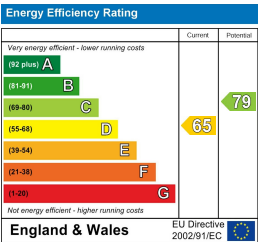
Floor Plan



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.



This Victorian terraced home is available with no upward chain and occupies a central position within the Castle Road area, just a few steps away from a great choice of local amenities. Providing well-proportioned rooms, there is a period feel throughout the property with features such as fireplaces and stripped wood floors and doors which combine well with modern fittings in the kitchen and bathrooms and uPVC double glazed windows (some in the sash-style). There is a cosy self-contained front sitting room, an open-plan second reception room/kitchen and two double bedrooms, both with fitted storage. There is also a useful ground floor cloakroom and the first floor bathroom acts as an en suite from the rear bedroom. In addition, there is a useful half-cellar for extra storage. Heating is by gas to radiators from a combination boiler and the property has been re-roofed in the last 5 years. Outside, there is a well-kept rear garden which extends to around 40' in depth.

The popular 'Castle Quarter' of Bedford offers a number of cafes, coffee shops and delis along with restaurants and popular pubs. In addition, Russell Park is at the end of road with The Embankment beyond. For sports fans, both Riverside Tennis Club and Goldington Road, home of the Bedford Blues rugby union team, are just around the corner. Bedford town centre is a short walk away and offers a wider choice of shops and eateries as well as fast links into London St Pancras by rail. EER: D



163 Castle Road, MK40 3RT

Tel: 01234 216612

www.hollandsmith.co.uk

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.