

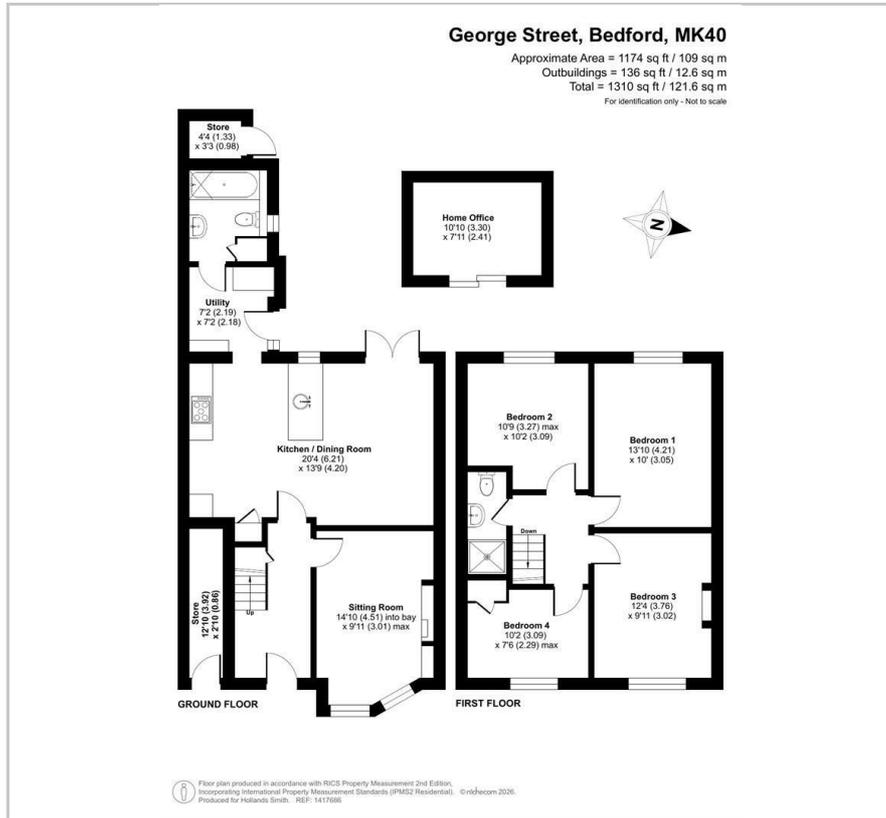


70 George Street

, Bedford, MK40 3SQ

£500,000

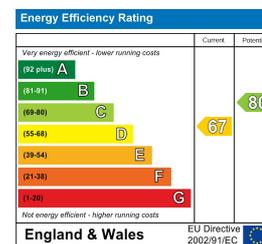
## Floor Plan



## 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.



Occupying one of quieter streets in the area, this period end of terrace home is larger than typical and has been the subject of considerable recent improvement. The spacious and adaptable accommodation begins with a self-contained front sitting room with sash bay window and cast iron wood burner along with a large kitchen/dining room which has modern kitchen units, Quartz worktops and appliances to remain including a dishwasher, range oven, wine fridge and American-style fridge/freezer. In addition there is a useful utility room as well as a ground floor bathroom. The first floor extends across the private side storage and so provides four bedrooms as well as a shower room. Heating is by gas to radiators, there are some double glazed windows and further features such as stripped wood floors and doors and picture rails. Outside, there is secure, covered storage to the front of the property and, to the rear, a sunny, west-facing walled garden providing a private retreat. There is also a garden building currently used as a home office.

The immediate 'Castle Quarter' area of the town provides a choice of eateries including cafes, coffee shops and restaurants. There are two popular pubs as well as specialist shops such as a butchers, a bakery and Italian delicatessen. Russell Park and the Embankment are also a few minutes walk away. Bedford town centre is a short walk away and offers a wider choice of shops, bars and restaurants as well as a mainline rail station offering fast links in London St Pancras. EER: D



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