



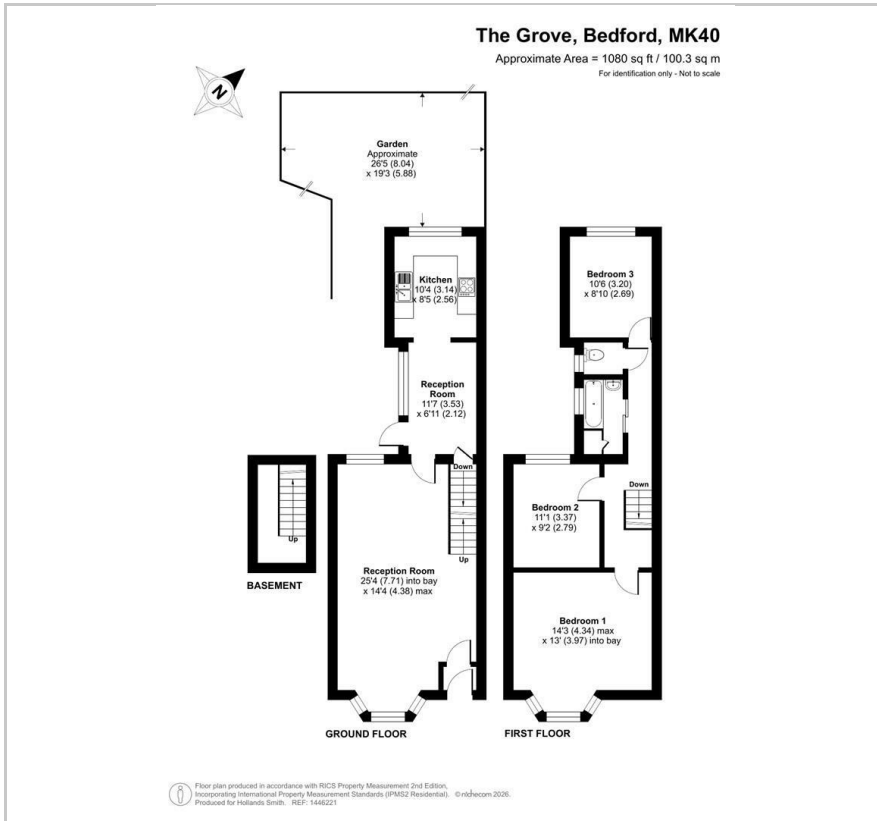
**42 The Grove**

, Bedford, MK40 3JN

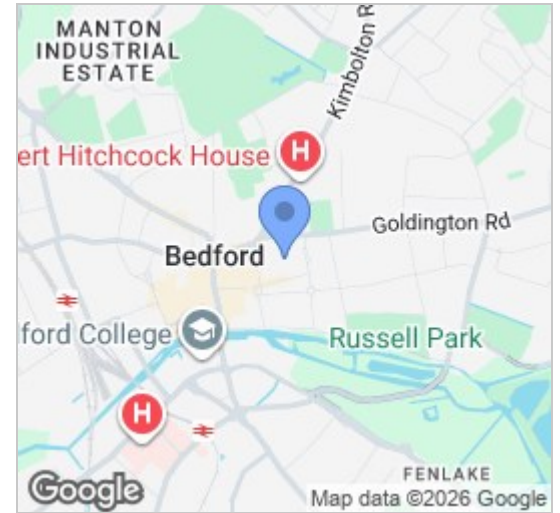
**£450,000**



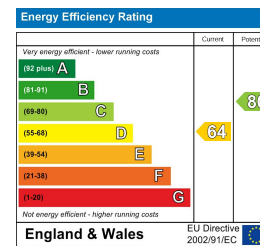
## Floor Plan



## 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.

- Bay Fronted Period Home in Conservation Area
- Enclosed, West Facing Garden
- Dining Room & Kitchen
- Gas Radiator Heating
- No Onward Chain
- Three Double Bedrooms
- Large, Open Plan Living Room
- Half Height Cellar
- Single Garage Available by Separate Negotiation



Quietly, yet centrally located within Bedford's Conservation area this bay fronted period home offers surprisingly spacious and adaptable accommodation. Occupying a sunny plot, the rear courtyard garden enjoys a predominantly west facing aspect and the south facing side elevation of the house brings much natural light into the space. The ground floor is largely open plan with a 'front to back' living room, dining or breakfast room and a kitchen. There is also useful half height cellar. Upstairs are three double bedrooms, a bathroom and a separate WC. Some cosmetic updating and improvement is required and the property is available with no onward chain. Conveniently located for the town centre, the house is within a short walk of a range of amenities. A selection of pubs, restaurants and independent cafes are close at hand with attractive river walks on Bedford's picturesque Embankment within a short stroll. There is also the option to buy a SINGLE FREEHOLD GARAGE in a nearby block by separate negotiation - price guide £20,000.

Council Tax Band: C EPC Rating: D

The property enjoys exalted status amongst its immediate neighbours being the only home in The Grove with a two storey bay. The property benefits from gas radiator heating and the windows have been replaced with uPVC double glazed units. The sunny courtyard rear garden features a timber summerhouse and there is a secure pedestrian access from Grove Place. The single garage lies to the north of the street in the car parking area adjoining Grove Apartments behind secure, remotely controlled gates.



163 Castle Road, MK40 3RT

Tel: 01234 216612

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