



24 The Grove  
, Bedford, MK40 3JW  
Price Guide £300,000



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-80)	B		
(69-60)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	
EU Directive 2002/91/EC			

## 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 Grade II listed period cottage has been sympathetically updated by the present owner. The distinctive, characterful terrace of cottages lies on the edge of the town and on the doorstep of an array of pubs, restaurants and delis. The accommodation features an open plan living room with log burner, a well equipped kitchen, ground floor shower room and two double bedrooms. Outside, the enclosed rear garden enjoys a sunny, predominantly west facing aspect. Despite its proximity to town, the location is surprisingly quiet but with the benefit of an array of amenities within a short stroll.

Council Tax Band: B EPC Rating: D

Located within the town's Conservation area, the property sits amongst period homes, coffee shops and traditional pubs. The picturesque Embankment and Russell Park are within comfortable walking distance. The town centre provides a range of retail and leisure facilities whilst, for the commuter, there is a fast rail link into London's St Pancras.



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