



44 Bower Street, Bedford MK40 3RE

**Lane &
HOLMES**

Est. 1985

44 Bower Street
Bedford
MK40 3RE

Guide £375,000

Three bedroom home with
detached coach house in the
Castle Quarter...

Entrance hall

Large lounge/diner

Kitchen

Bathroom

Three bedrooms

Two storey detached garden building

Lots of potential

No chain

Sought after location

Freehold

- Council Tax Band C
- Energy Efficiency Rating D



Available with no onward chain and offering scope for improvement...



Lane and Holmes are pleased to offer for sale this rarely available and chain free home in the ever popular Castle Quarter.

The property is coming to market for the first time in 40 years, ready for complete modernisation; with a pretty brick-built two-storey outbuilding (unconverted, currently used for storage) further adding to potential for redevelopment, subject to any necessary planning approvals.

This end of terrace home offers an entrance hall and a large lounge/diner, a fitted kitchen with pantry and a ground floor bathroom accessed via the rear lobby.

The first floor provides three bedrooms and further benefits include double glazing and gas fired central heating.

The rear garden is mainly lawn with attractive flower and shrub borders and there is a gated and covered private access at the side.

Nearby, there are many cultural opportunities as well as excellent local shopping along Castle Road where bars and restaurants are also in abundance with a variety of independent establishments. Good local schools from the state and private sector are within easy reach, as are riverside walks along The Embankment. Bedford's nearby town centre also offers many further services including the mainline railway station.

Bedford Railway Station • 1.6 miles
A1 Black Cat Roundabout • 7.8 miles
M1 Junction 13 • 11.8 miles

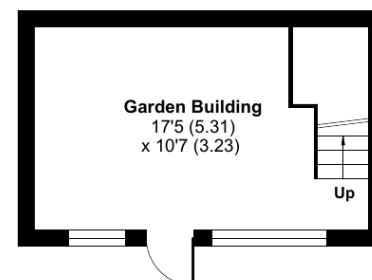
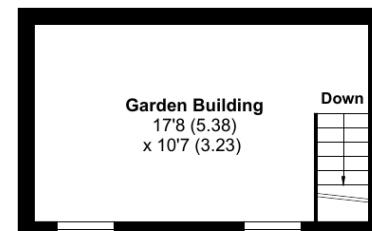
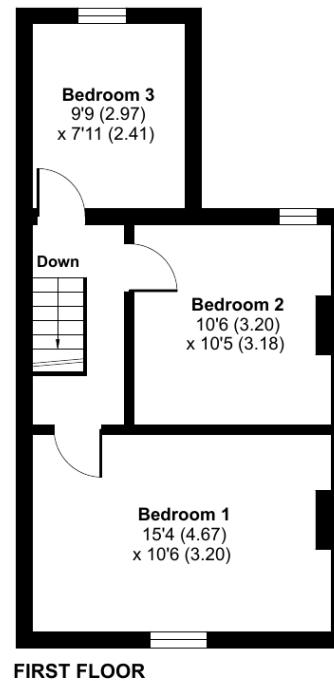
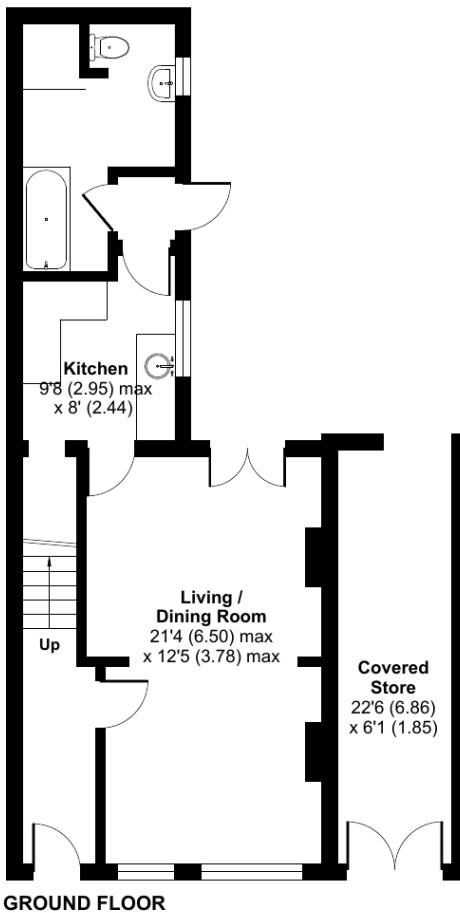
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Approximate Area = 934 sq ft / 86.8 sq m (Excludes covered store)

Garden building = 374 sq ft / 34.7 sq m

Total = 1308 sq ft / 121.5 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024.
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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

