



58 Adelaide Square, Bedford, MK40 2RW

**Lane &
HOLMES**
Est. 1985

58 Adelaide Square,
Bedford,
MK40 2RW

Guide £450,000

Characterful family home in a
town centre location...

- Grade II listed home
- Cloakroom
- Living room, family room and dining room
- Kitchen/breakfast room
- Five bedrooms
- Bathroom and further WC
- Cellar
- Gas central heating
- Enclosed rear garden
- Central location

- Council Tax Band E
- Energy Efficiency Rating N/A



The property offers many traditional features...



This Grade II listed semi-detached townhouse occupies a central location within Bedford's town centre and is within a few minute's walk from various facilities, including the mainline railway station for the commuter.

The property offers many traditional features with wooden flooring, fireplaces, sash windows, tall ceilings and picture rails.

On the ground floor there is a spacious entrance hall and to the front of the property there is large living room which has an open fireplace and arched sash windows. The separate family room is currently used as a bedroom and has a French door to the rear and fitted storage. At the end of the entrance hall there is access to the light and airy dining room which has doors to outside and beyond the dining room the kitchen is fitted with gloss units, has a travertine tiled floor and space for



appliances.

Over the first and second floors there are four/five bedrooms, a bathroom and an additional WC. On the second floor there is useful loft storage space.

Additional benefits include gas central heating, a cloakroom and there is also a very useful cellar for storage purposes.

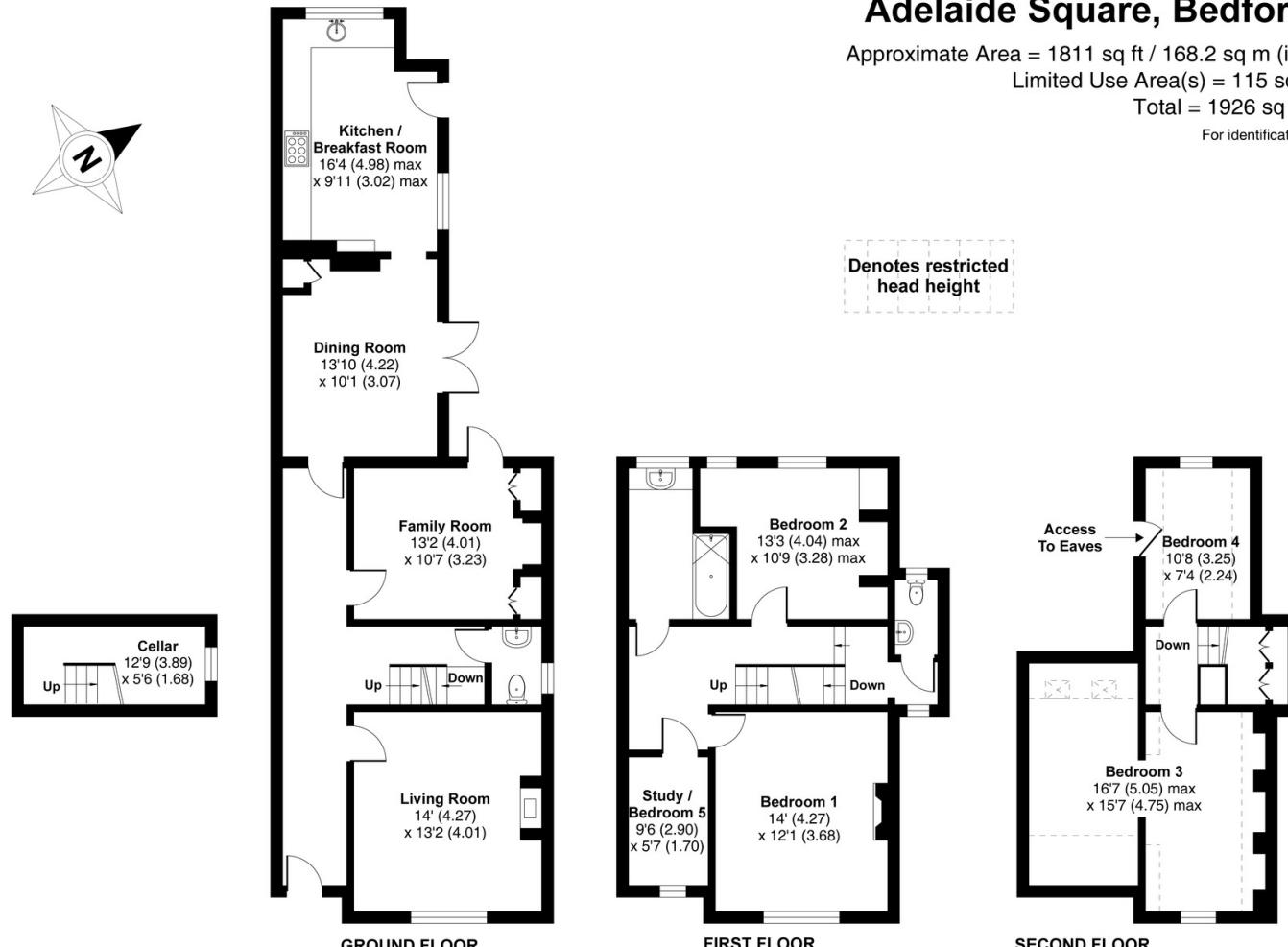
To the exterior there is a small open plan frontage with plants and shrubs with access available to the rear. The garden faces approximately west with patio and lawn areas and is well stocked with a variety of mature shrubs and plants.

Bedford's town centre facilities include the Embankment and the recently completed Riverside development which offers a variety of restaurants including national names and local independents and also a cinema.

Bedford Railway Station • 0.6 miles by foot

Milton Keynes • 17 miles





Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
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Approximate Area = 1811 sq ft / 168.2 sq m (includes cellar)

Limited Use Area(s) = 115 sq ft / 10.7 sq m

Total = 1926 sq ft / 178.9 sq m

For identification only - Not to scale