



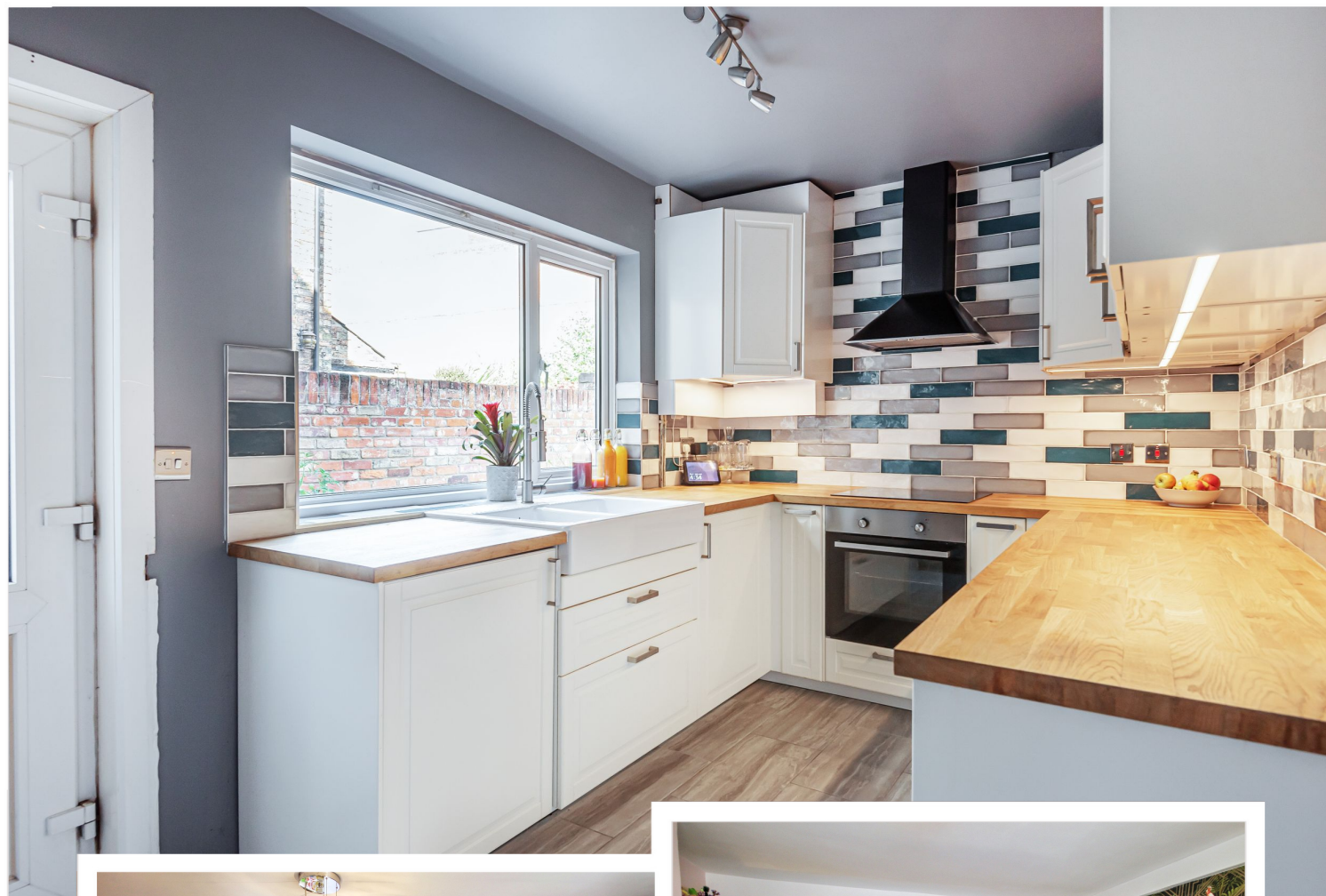
5 Adelaide Square, Bedford, MK40 2RN

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Bedford
MK40 2RN

Guide £365,000

A Victorian town house
offering spacious
accommodation...

Victorian town house
Four double bedrooms
Living/dining room
Fitted kitchen
Cellar
Good size garden
PVCu double glazing
Freehold



- Council Tax Band D
- Energy Efficiency Rating D

Located within the heart of Bedford's town centre...



We are pleased to offer for sale this Victorian four bedroom semi-detached town house which is located within the heart of Bedford's town centre.

This well-established property comprises an entrance hall and a spacious living/dining room which flows through to the modern kitchen at the rear. The kitchen has been fitted with modern Shaker style units, a Butler sink and contrasting wooden worktops. From here, there is access to the cellar on the lower ground floor which offers excellent storage space and also has power and light.

The first floor is home to bedrooms one and two which are spacious double rooms that have the benefit of built in wardrobes. There is also the family bathroom which has been smartly tiled throughout and provides a space

for the washing machine within a storage cupboard. There is a separate WC adjacent to the bathroom.

On the top floor there is a landing and two further double bedrooms which have full height ceilings. Further advantages include smart sockets and plugs throughout the house, PVCu double glazed windows and gas fired central heating.

Outside the walled rear garden has been very well maintained and is larger than to be expected for a property located within the town centre. It includes a patio, a small decked area and a good size lawn. Parking is available by permit on the street to the front.

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's mainline station is also within walking distance for fast and frequent services to the capital and beyond.



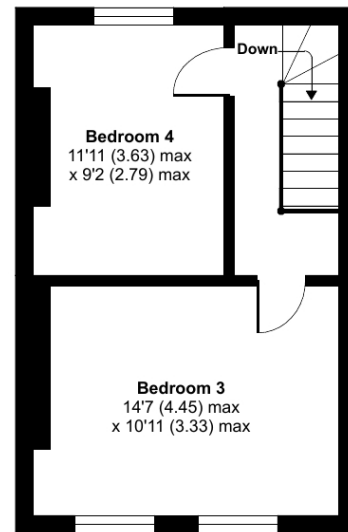
Adelaide Square, Bedford, MK40

Approximate Area = 1265 sq ft / 117.5 sq m

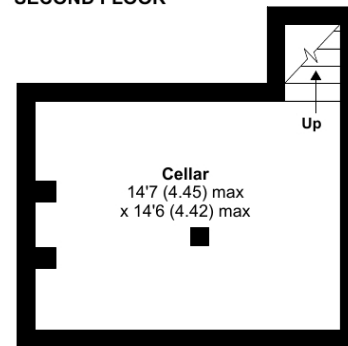
Cellar = 171 sq ft / 15.8 sq m

Total = 1436 sq ft / 133.4 sq m

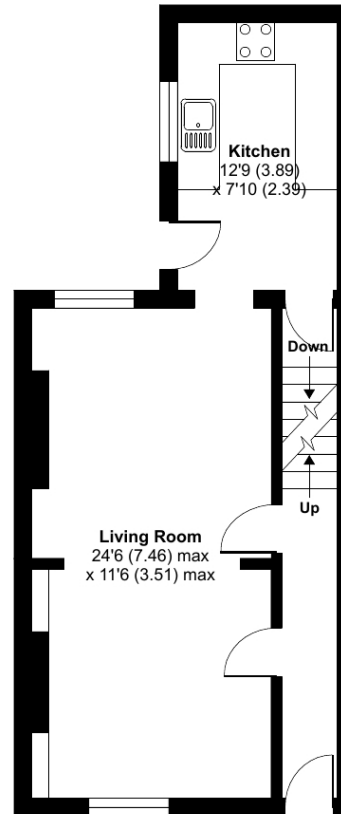
For identification only - Not to scale



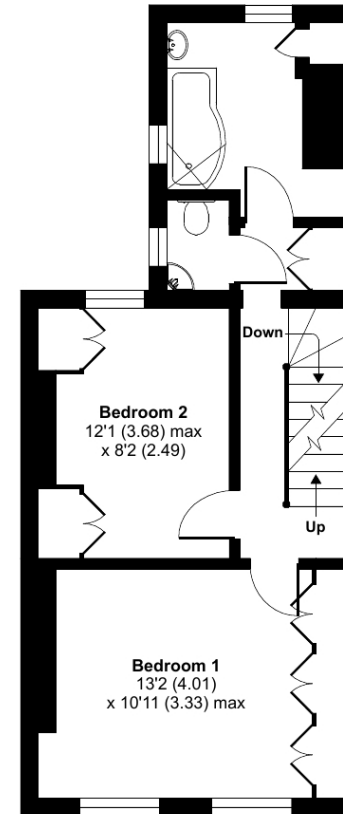
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Lane & Holmes. REF: 753227



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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.

