



1 Costin Street, Bedford, MK40 1RD

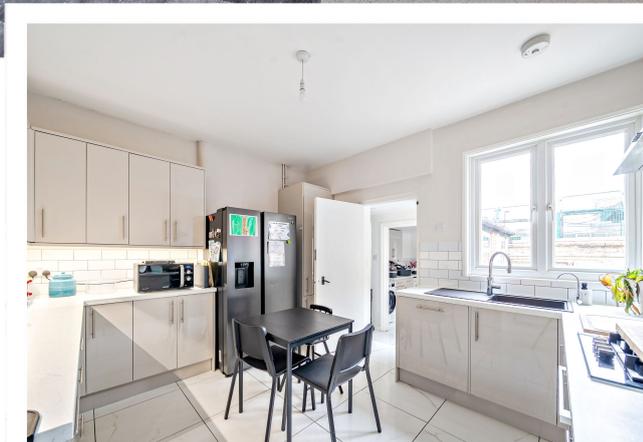


1 Costin Street
Bedford
MK40 1RD

Price £380,000

Rarely available charming
home in a very convenient
location...

- Double fronted Victorian home
- Three reception rooms
- Modern kitchen
- Utility and ground floor shower
- Three bedrooms
- Bathroom and WC
- Gas central heating
- Cellar
- Courtyard garden
- Freehold



- Council Tax Band C
- Energy Efficiency Rating D

Close to Bedford's Riverside development and picturesque embankment...



This characterful double fronted Victorian home is located just 120 yards from Bedford's Riverside development and is around 0.6 miles from the mainline railway station, making it a very convenient location for local amenities and commuting links. The picturesque embankment is just a few minutes' walk.

The property has been renovated in recent years and now includes a range of modern fixtures, fittings and floor coverings throughout, along with modern wiring, plumbing and gas fired central heating.

The house may appeal to those looking for a roomy family home, or an investment property. If four bedrooms are required one of the reception rooms could be utilised in this way.

On the ground floor there are three large reception rooms, with two either side of the central hallway. All have fitted cabinetry and one has a wood burning stove. A refitted kitchen/breakfast room with a rear lobby leads to the utility room and a ground floor shower room. On the first floor there are three double bedrooms, a large bathroom with a separate shower, and an additional WC.

Other features in this wonderful property include a cellar, tall ceilings and double glazing in some rooms.

To the side of the property there is the rare benefit of an adjoining garage offering parking space and there is a paved courtyard garden to the rear. There is also a storage area over the garage.

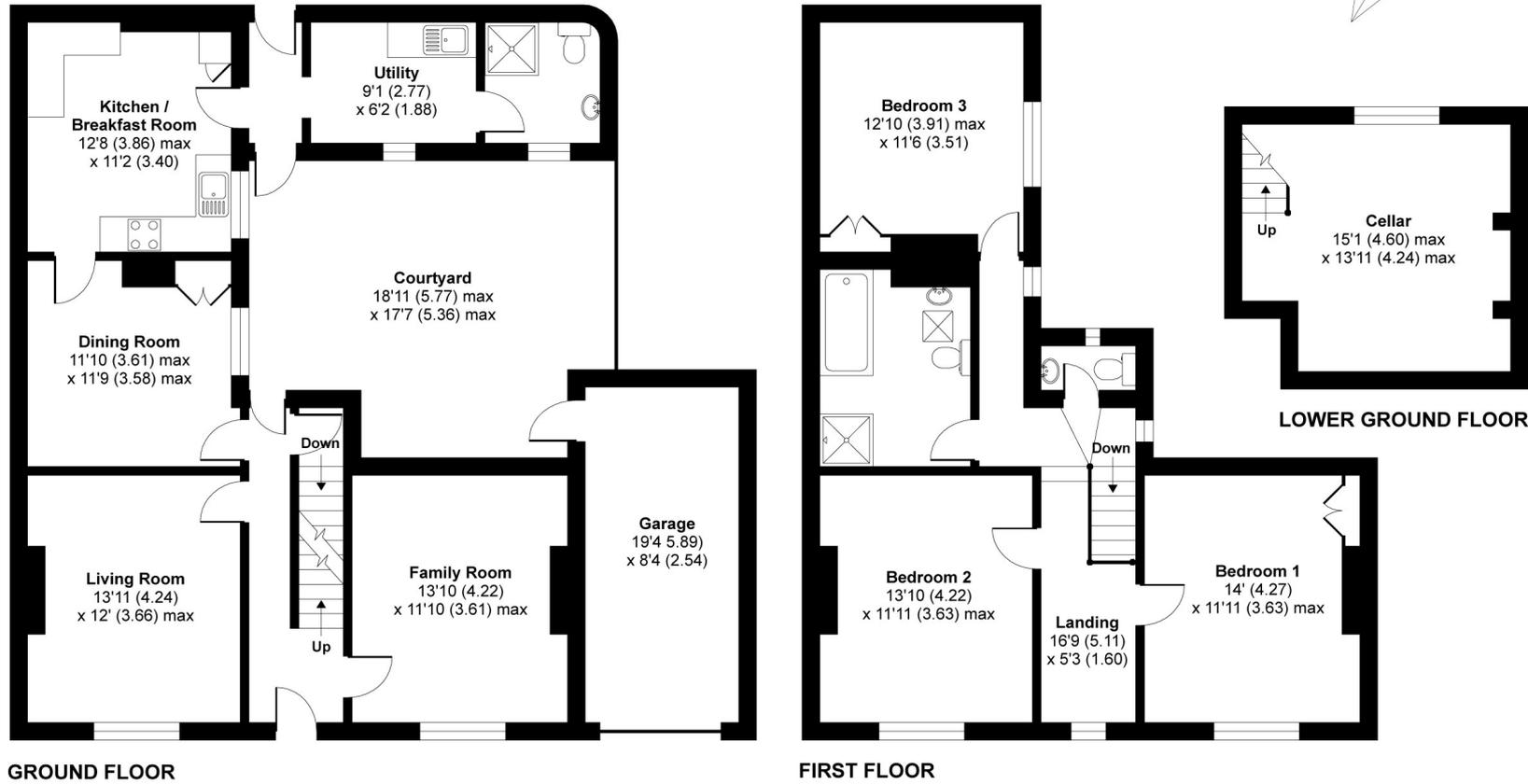
Bedford's town centre amenities are numerous and good access is available by road for the A1 & M1.

If required residents can apply to Bedford Borough Council for parking permits for the immediate vicinity, at a modest cost.



Costin Street, Bedford

APPROX. GROSS INTERNAL FLOOR AREA 1824 SQ FT 169.4 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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