



3 Costin Street, Bedford, MK40 1RD



3 Costin Street  
Bedford  
MK40 1RD

Guide £350,000

Individual semi-detached  
property...

- Modernisation required
- Town centre location
- Three bedrooms
- Three reception rooms
- Kitchen
- Bathroom and separate WC
- Cellar
- Gas central heating
- Double glazing
- Courtyard garden

- Council Tax Band C
- Energy Efficiency Rating D



## Within moments of numerous facilities...



This family home is situated within Bedford's town centre and lies just a stone's throw from Bedford's new Riverside development.

The property offers an excellent refurbishment opportunity and is being offered to the market for the first time in many years. There is no chain, so a quick completion is available.

This larger than typical home extends to in excess of 1,700 square feet and includes a cellar.

The double fronted accommodation features three reception rooms and a kitchen on the ground floor, with three double bedrooms, a bathroom and a WC upstairs.

Other benefits include gas central heating and double glazing.

Outside there is an enclosed courtyard garden. Street parking is available, with permits available to purchase at modest cost.

The location allows for immediate access to Bedford's town centre facilities and Bedford's picturesque embankment. The mainline railway station is also within walking distance and offers fast and frequent services to the capital and beyond.

Bedford Railway Station • 0.5 miles

Milton Keynes • 18 miles

A1 Black Cat Roundabout • 10 miles

M1 Junction 13 • 13 miles

Luton Airport • 28 miles

Stansted Airport • 45 miles

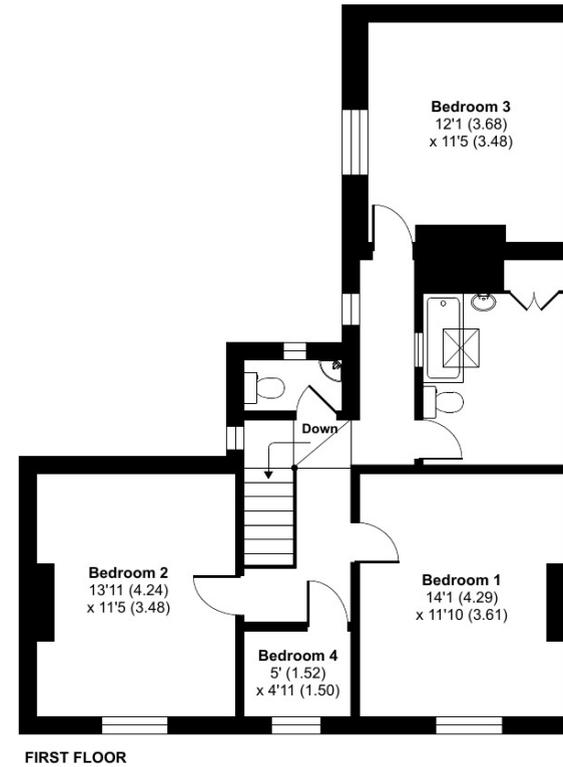
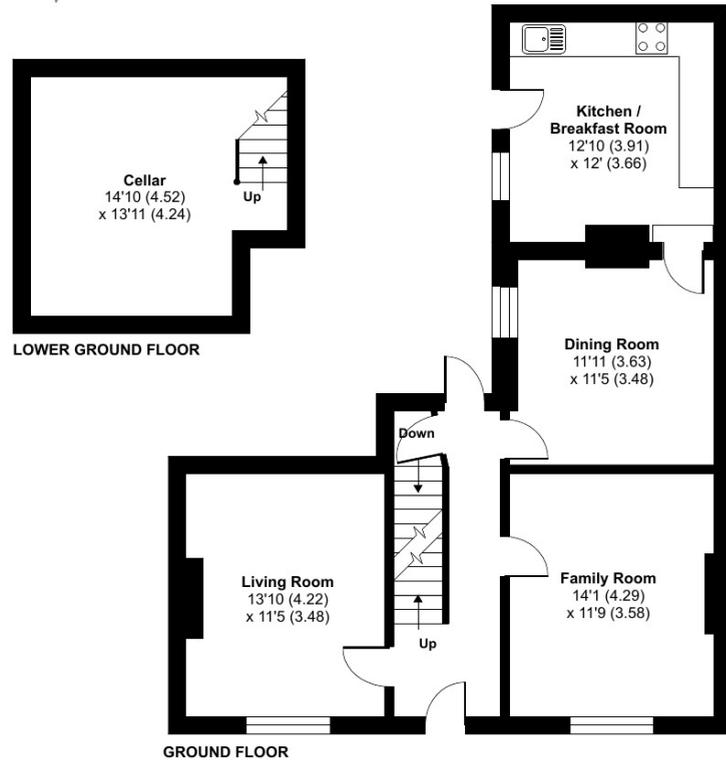
London • 57 miles



# Costin Street, Bedford, MK4

Approximate Area = 1723 sq ft / 160.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Lane & Holmes. REF: 816466



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