



45 Clover Avenue, Bedford, MK41 0TT



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Bedford
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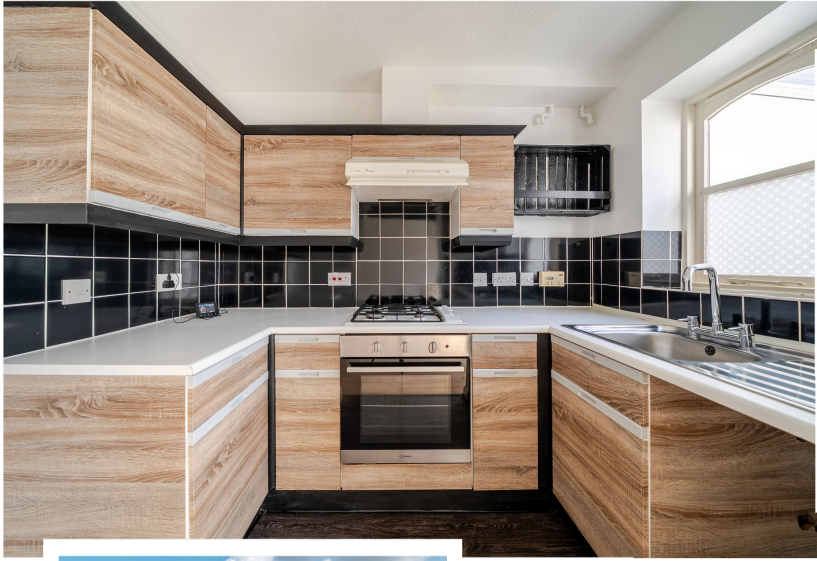
Price £270,000

Modern terrace home
Living room
Kitchen and dining room
Conservatory
Two bedrooms
Bathroom
Gas central heating
Rear garden
Parking space
No chain
Freehold



- Council Tax Band C
- Energy Efficiency Rating C

Very well located home in a sought after development...



We are delighted to bring to the market this modern terrace property on the Riverfield Drive development, a popular area which offers convenient access to Bedford's Embankment and Priory Country Park. There is no chain so a quick completion is available. It would make an ideal first time buy, or buy to let purchase.

The ground floor accommodation comprises an entrance lobby, a living room, a fitted kitchen with a dining area and there is also a conservatory. On the first floor there are two double bedrooms and a bathroom.

The property is double glazed throughout and has gas central heating.

Externally, there is a small frontage and to the rear is a fully enclosed garden with a shed. There is pedestrian access to a parking space at the rear.

There are various restaurants, supermarkets and other general stores within easy reach. Bedford's town centre is a short trip away for further shops and services, including the mainline railway station for fast and frequent services to the capital. Good access is also available by road via the A421 for the A1, the M1 and Milton Keynes.



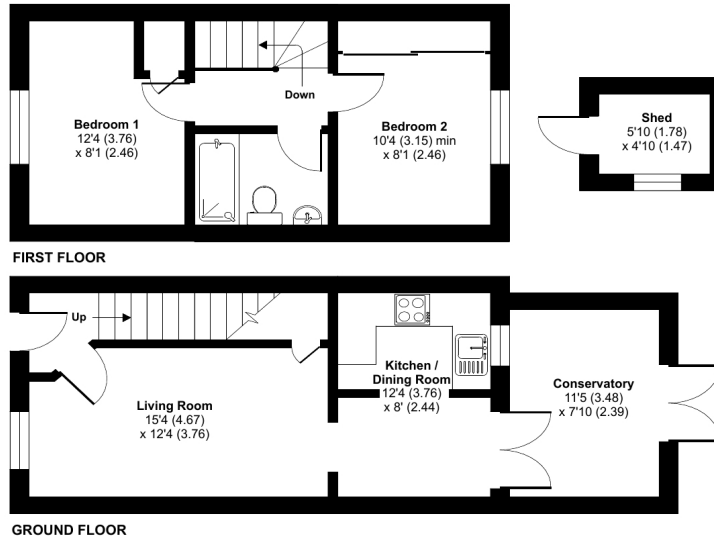
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Approximate Area = 696 sq ft / 64.7 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 724 sq ft / 67.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lane & Holmes. REF: 1321150



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