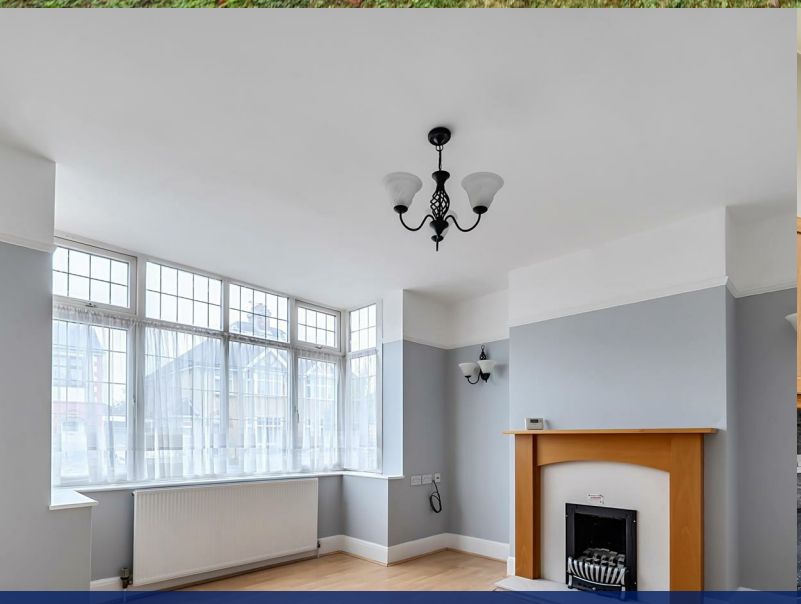
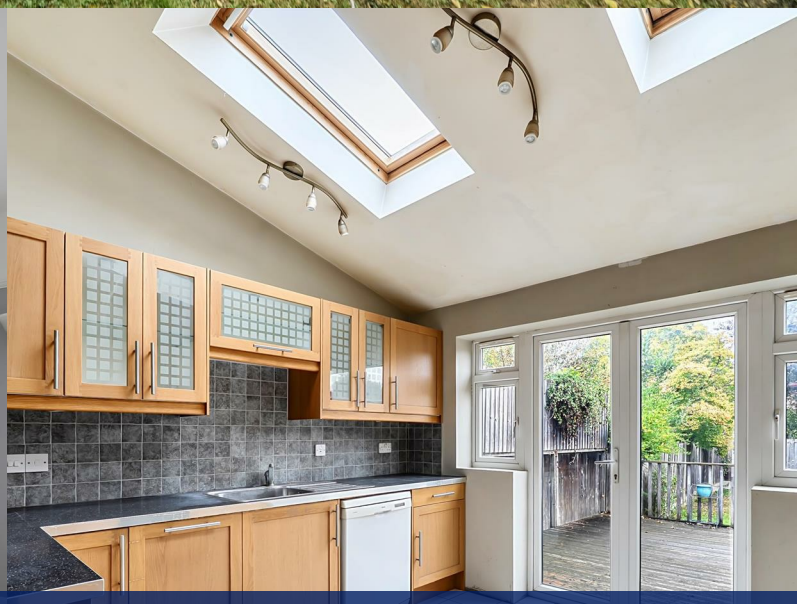
Hollands Smith
Residential Sales and Lettings







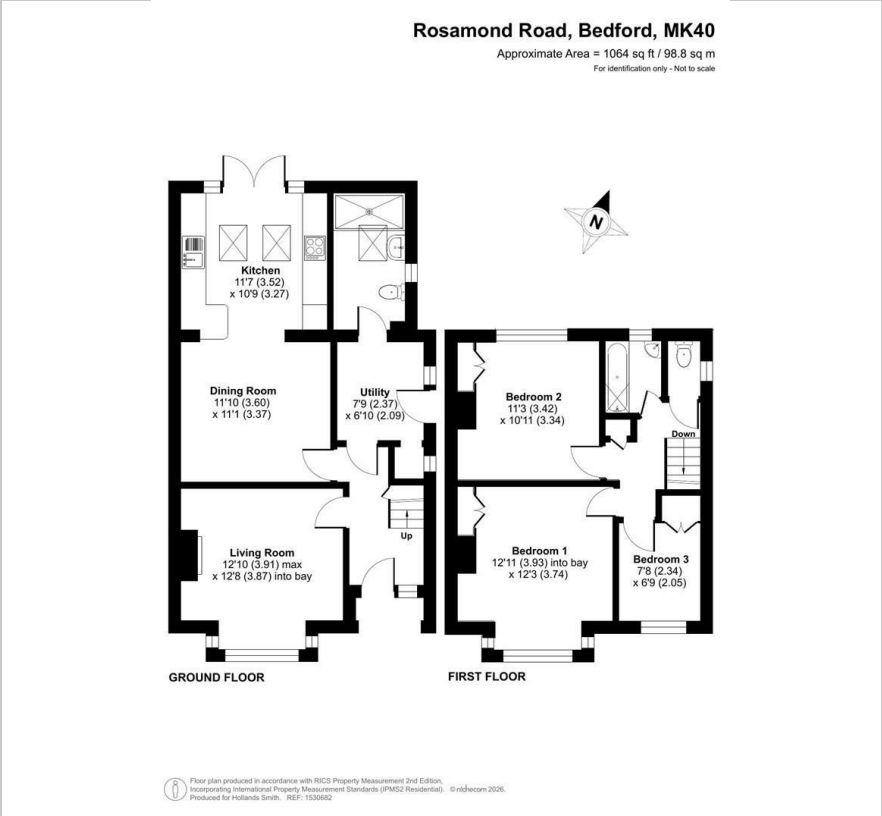
# 68 Rosamond Road

, Bedford, MK40 3UQ

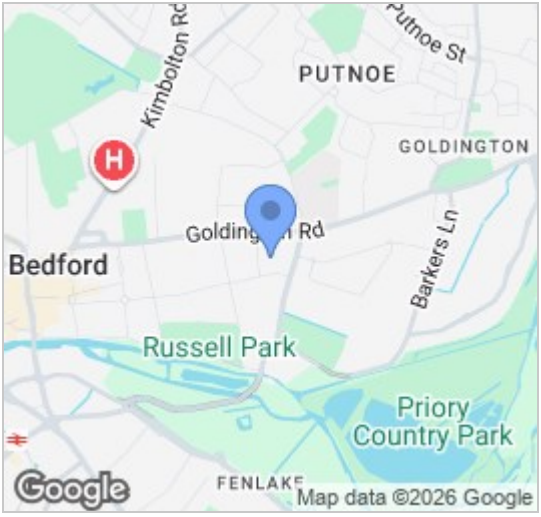
£450,000

3 2 2 D

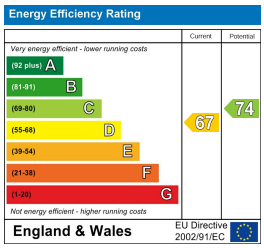
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Bedford Office
on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Established, Extended Semi Detached Home
- Three Bedrooms
- Extended Kitchen/Dining Room
- Utility & Wet Room
- First Floor Bathroom
- Gas Radiator Heating
- Off Road Parking
- Generous Garden Plot
- Popular Castle Quarter'
- No Onward Chain



Occupying an extremely popular location within the thriving 'Castle Quarter', this extended semi detached home occupies a generous garden plot. The accommodation has been extended on the ground floor to provide an enlarged kitchen/dining room with Velux rooflights and French doors which bring much natural light in to the space. There is a self contained sitting room with a bay, a utility and a ground floor shower/wet room. Upstairs, there are three bedrooms with a bathroom and a separate WC. The block paved frontage provides off road parking and extends down the side of the house. The rear garden is enclosed all around, features a large, decked patio and is approximately 80' in depth. Conveniently located for the range of amenities on Castle Road, the property is within walking distance of Castle Newnham primary school, Russell Park and the picturesque Embankment.
Council Tax Band: D EPC Rating: D
The Castle Road area is popular with individuals and families alike. There are a selection of independent coffee shops, delis, restaurants and pubs. The house features gas radiator heating and uPVC double glazing almost throughout with the original leaded light, stained glass window on the landing retained. The property is available with no onward chain and represents an ideal opportunity on which the new owner can put their own stamp.



163 Castle Road, MK40 3RT
Tel: 01234 216612
www.hollandsmith.co.uk

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.