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# The Grove, Bedford

2 bedroom character property for sale

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Offers Over £280,000 Freehold

## Description

A grade II listed cottage situated within half a mile of Bedford Town Centre, within easy reach of the picturesque Embankment and Castle Quarter.

This two bedroom character home has undergone improvements by our clients to include an upgraded kitchen and bathroom with redecoration throughout. There is a large sitting dining room, kitchen, utility area, ground floor bathroom and two double bedrooms.

On the outside there is a westerly facing low maintenance garden to the rear with a storage cupboard and gated access to the rear. To the frontage a small courtyard garden with gated access.

Parking is available on street with permits available from the local authority (subject to availability).

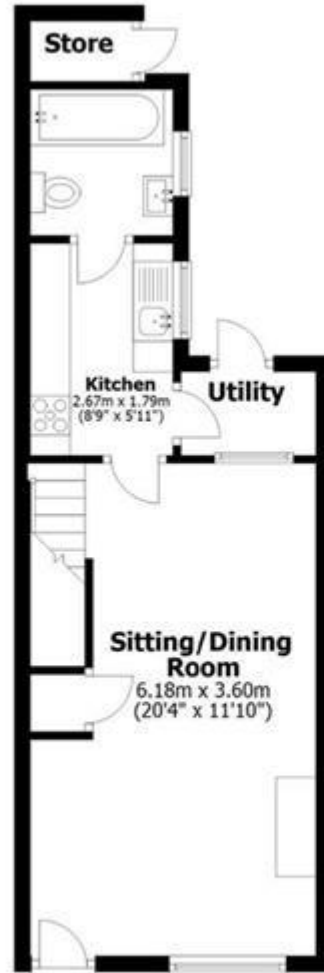
## Tenure

Freehold



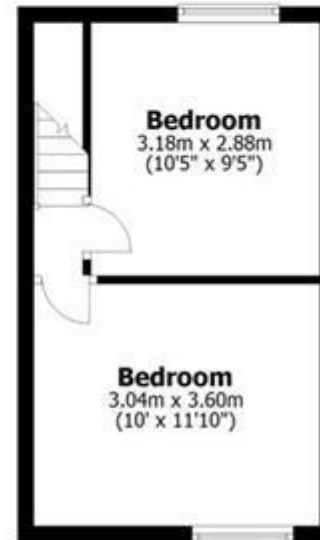
### Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



### First Floor

Approx. 22.7 sq. metres (244.8 sq. feet)



Total area: approx. 56.6 sq. metres (609.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them.† James Kendall Estate Agents

Plan produced using PlanUp.



Viewing by appointment only  
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