



18 Goldington Avenue

, Bedford, MK40 3BY

Price Guide £500,000



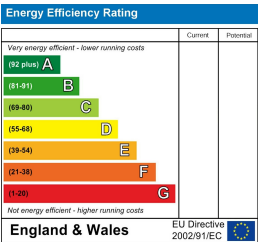
Floor Plan



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.

- Substantial three storey ■ Large west facing garden period home
- Four bedrooms ■ Spacious Reception Rooms
- Many Character Features ■ Gas Radiator Heating
- Open Rear Aspect, adjoins ■ No Onward Chain Bedford Rugby Club



This distinctive late Victorian property has been a cherished family home for over four decades. The house is arranged largely as originally constructed and retains many features of the period. The well proportioned accommodation is arranged over three floors, features high corniced ceilings to the principal rooms and provides four spacious double bedrooms. The rare benefit for such a central town location is the large, mature garden which enjoys a sunny and open west facing aspect as it adjoins Bedford Rugby Club. The accommodation briefly comprises four double bedrooms, separate sitting and dining rooms, a breakfast room and kitchen. There is a refurbished first floor shower room together with ground and first floor WC's. The property lies within half a mile of Bedford's town centre and is a short stroll from the picturesque Embankment. The nearby bustling Castle Road area provides an array of independent coffee shops, delis and restaurants as well as a highly rated primary school.

Council Tax Band: E EPC Rating: D

This is a rare combination of a substantial period home with the benefit of a generous garden plot. The character of the house is reflected in the mosaic floor tiling to the entrance hall, mouldings and cornicings and an ornate corner display unit in the sitting room. The deep rear garden is well screened by mature trees and offers much privacy. There is radiator heating fired by a gas boiler installed approximately three years ago. The property is available with no onward chain. The property lies within a few minutes walk of the town centre. For the commuter, there is a fast rail link into London's St Pancras.



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.