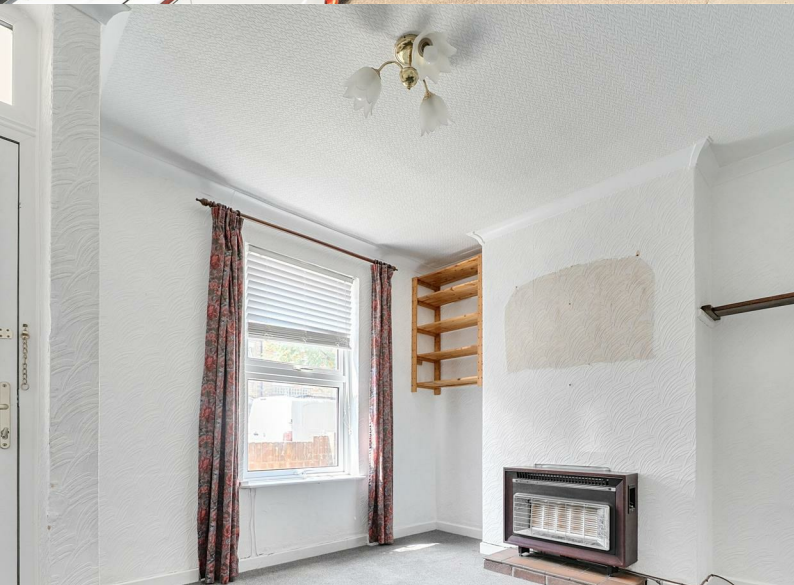




**25 Howbury Street**

, Bedford, MK40 3QU

**£275,000**



## Howbury Street, Bedford, MK40

Approximate Area = 785 sq ft / 72.9 sq m  
Outbuilding = 76 sq ft / 7 sq m  
Total = 861 sq ft / 79.9 sq m  
For identification only - Not to scale

**GROUND FLOOR**

**Sitting Room**  
12'9 (3.68) max  
x 10'3 (3.13) max

**Dining Room**  
12'9 (3.89)  
x 10'3 (3.13)

**Kitchen**  
11'3 (3.44) max  
x 8' (2.44) max

**Up**

**Down**

**OUTBUILDING**

**Shed**  
12'4 (3.76) max  
x 7'6 (2.29) max

**FIRST FLOOR**

**Bedroom 1**  
12'11 (3.54)  
x 10'3 (3.12)

**Bedroom 2**  
10'3 (3.12)  
x 9'11 (3.02)

**Bedroom 3**  
8'2 (2.50)  
x 7'10 (2.39)

**Down**

**Up**

**Ground Floor**

**First Floor**

**Outbuilding**

**Shed**

**Approximate Area = 785 sq ft / 72.9 sq m**

**Outbuilding = 76 sq ft / 7 sq m**

**Total = 861 sq ft / 79.9 sq m**

**For identification only - Not to scale**

**Howbury Street, Bedford, MK40**

**©** Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Hollands Smith. REF: 1487990

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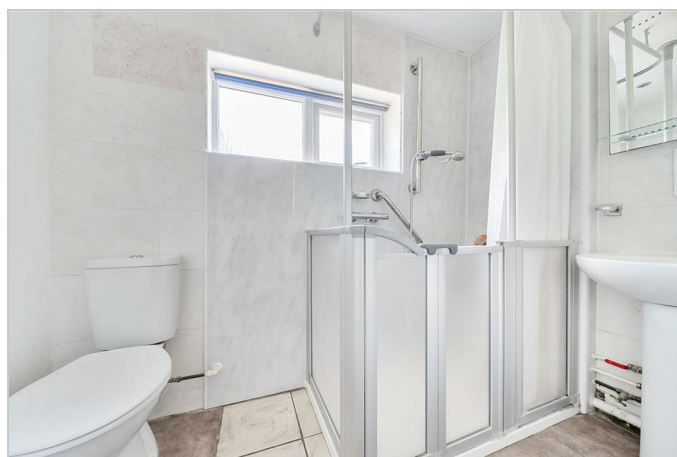
| Energy Efficiency Rating                                                                                                                                                                 |  | Current      | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 68           | 77        |
| Not energy efficient - higher running costs                                                                                                                                              |  |              |           |
| <b>England &amp; Wales</b>                                                                                                                                                               |  | EU Directive |           |

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

- Period Terraced Cottage
- Three Bedrooms
- Close to Russell Park
- Sitting & Dining Rooms
- Modern Kitchen
- Ground Floor Shower Room
- Gas Radiator Heating
- Garden & Workshop
- Requires Some Improvement
- No Onward Chain

Quietly situated very close to Russell Park, this period terraced cottage is available with no onward chain. The accommodation will benefit from some updating and improvement but represents great potential for a buyer looking for a property on which they can put their own stamp. The accommodation features three bedrooms, sitting and dining rooms, a kitchen and a ground floor shower room (with adjacent lobby for washer/dryer). There is gas radiator heating and the windows are uPVC double glazed. Outside, the enclosed rear garden features a garden store/workshop – with electricity - situated to the rear of the plot. Lying nearby to the thriving Castle Road a range of coffee shops, delis, pubs and restaurants are close at hand. Russell Park and the picturesque Embankment are within a very short stroll.

Council Tax Band: B EPC Rating:



[www.hollandsmith.co.uk](http://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.