



Marlborough Road, Queens Park, Bedford, MK40 4LG
£260,000 Freehold



Offered for sale with no upward chain, this bay-fronted three-bedroom terraced home is ideally situated within the popular Queens Park area of Bedford, close to a range of local amenities, schools and transport links. Providing spacious accommodation arranged over two floors, the property would make an ideal family home or investment purchase. The ground floor comprises a welcoming bay-fronted living room featuring a working fireplace, a separate dining room, a fitted kitchen with access to the private garden, and a useful utility room with WC. To the first floor are two generous double bedrooms, a further single bedroom and a family bathroom. Externally, the property benefits from a private rear garden with a shed and gated access to a side passage leading to the front of the property. Viewing is highly recommended. Contact us today to arrange an appointment.

Entrance Hall

Lounge

13'6 x 10'7 (max) (4.11m x 3.23m (max))

Dining Room

11'3 x 10'7 (3.43m x 3.23m)

Kitchen

10'3 x 7'11 (3.12m x 2.41m)

WC/Utility Room

7'11 x 4'11 (2.41m x 1.50m)

First Floor Landing

Bedroom 1

11'10 x 11'3 (3.61m x 3.43m)

Bedroom 2

12'3 x 11'3 (max) (3.73m x 3.43m (max))

Bedroom 3

8'2 x 6' (2.49m x 1.83m)

Bathroom

9'9 x 7'1 (2.97m x 2.16m)

Enclosed Rear Garden

Queens Park

The property is located in Queens Park which is within easy walking distance to the Bedford Town Centre and close proximity to the main train Station. This area has become very popular with commuters due to it's locality. Local amenities include a doctors surgery, supermarkets and various schools. Bedford town centre itself has a great selection of shops, bars & restaurants. The train station offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A428, the M114 and 13.

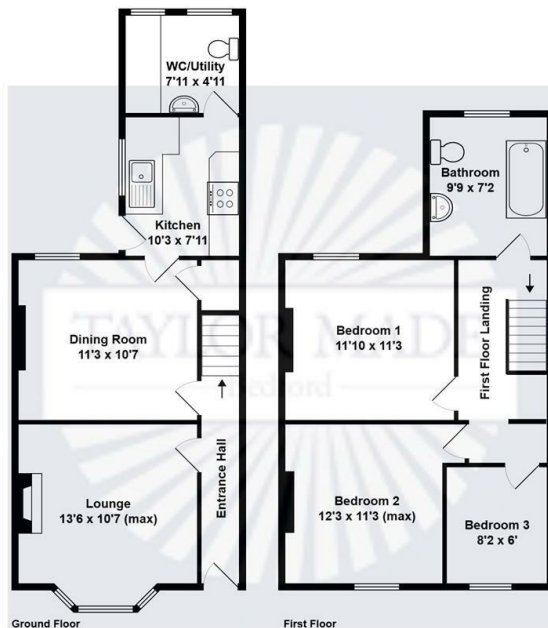
Agents Notes

Offered for sale with no onward chain. The property is currently tenanted and notice has been served to obtain vacant possession.

Council Tax: Bedford Borough B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs (95-100) A		Very environmentally friendly - lower CO ₂ emissions (95-100) A	
Energy efficient - lower running costs (81-94) B		Environmentally friendly - lower CO ₂ emissions (81-94) B	
Decent energy efficiency - lower running costs (69-80) C		Decent environmental friendliness - lower CO ₂ emissions (69-80) C	
Below average energy efficiency - higher running costs (55-68) D		Below average environmental friendliness - higher CO ₂ emissions (55-68) D	
Poor energy efficiency - higher running costs (41-54) E		Poor environmental friendliness - higher CO ₂ emissions (41-54) E	
Not energy efficient - higher running costs (27-40) F		Not environmentally friendly - higher CO ₂ emissions (27-40) F	
Very poor energy efficiency - highest running costs (1-26) G		Very poor environmental friendliness - highest CO ₂ emissions (1-26) G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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Total Area: 76 SqM = 818.1 SqFt (approx)
Please note this floorplan and all furniture shown is for illustration purposes only.
It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates.
No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
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These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.




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