

# FOR SALE



**97 Howbury Street, Bedford, MK40 3QT**

**1,667 (154.86 SqM)**

**Guide Price: £425,000**

- 3 Bedroom Mid Terrace
- Within the Desired Castle Quarter
- Courtyard Rear Garden
- Opportunity for Conversion (STPP)



## Location

The three-bedroom, mid terrace Victorian property is located in the highly desirable Castle Quarter of Bedford. Ideally positioned, it is just a short stroll from the Embankment, an array of independent shops, cafes, and restaurants on Castle Road, as well as convenient access to the Bedford Town Centre.

## Description

The accommodation features an entrance hall leading to the existing commercial office area, a spacious sitting room with garden access, kitchen, dining area, and a rear workshop. The first floor offers a generous landing, a main bedroom, two additional bedrooms, and a three-piece bathroom. Outside, there is an enclosed rear garden with side access to the building.

The property is being sold as a repossessed property on behalf of the lender. Buyers are advised to conduct their own due diligence and seek independent legal advice.

## Terms

The premises can be sold freehold with vacant possession at a sale price of £450,000 exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Accommodation

### GIA - Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	104.75	1,128
First Floor	50.11	439
<b>Total</b>	<b>154.86</b>	<b>1,667</b>

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

Energy Rating - Band E (47)

## Viewings

For viewings and further information please contact:

### Nathan George

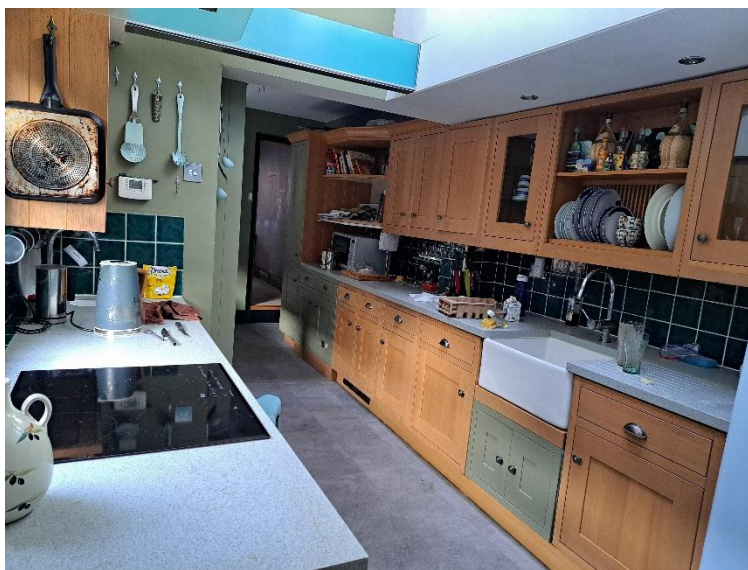
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