

# FOR SALE

1,667 Sq Ft (154.86 Sq M)

- 3 Bedroom Double Bay Fronted Mid Terrace House
- Within the Desired Castle Quarter
- Potential To Create A 4th Bedroom
- Opportunity for Conversion To Apartments (STPP)
- Courtyard Rear Garden



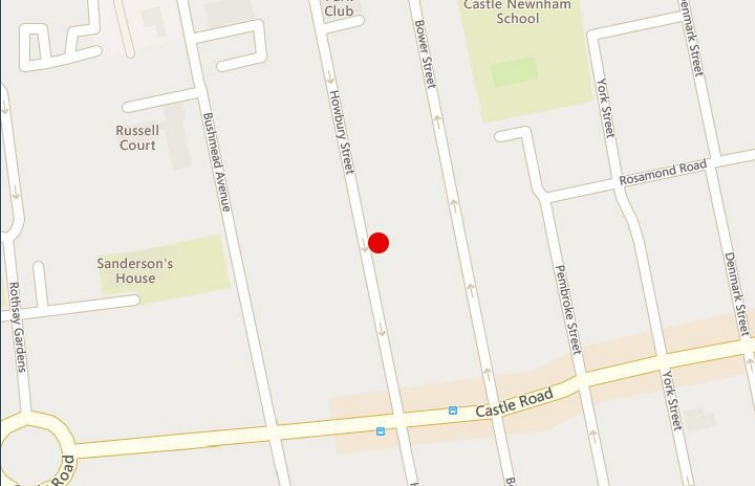
**97 Howbury Street**  
Bedford, MK40 3QT

**>D KirkbyDiamond**

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located on Howbury Street which links Goldington Road to Castle Road in the highly desirable Castle Quarter of Bedford
- Ideally positioned, it is just a short stroll from the Embankment and Russell Park.
- Walking distance of Castle Road where there is an array of independent shops, cafes, and restaurants as well as convenient access to the Bedford Town Centre

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Google Maps

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## DESCRIPTION

- The accommodation features an entrance hall leading to the office area, a spacious sitting room with garden access, a renovated kitchen, a dining area, and a rear workshop
- The first floor offers a generous landing with potential to create a 4th bedroom, a main bedroom, two additional bedrooms, and a three-piece bathroom
- Outside there is an enclosed rear garden with side access
- 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 are to be sold freehold with vacant possession at a sale price of £425,000 exclusive.

## ACCOMMODATION (Net Internal Area\*)

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground Floor | 96.24 SQ M         | 1,036 SQ FT        |
| First Floor  | 58.62 SQ M         | 631 SQ FT          |
| <b>Total</b> | <b>154.86 SQ M</b> | <b>1,667 SQ FT</b> |

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-47

## CONTACT:

➤ JOSHUA PARELLO  
[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

➤ CHARLOTTE BEARD  
[07990 048 182 charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)