



59 Cardington Road, Bedford MK42 0BT

WALDENS ESTATE AGENTS



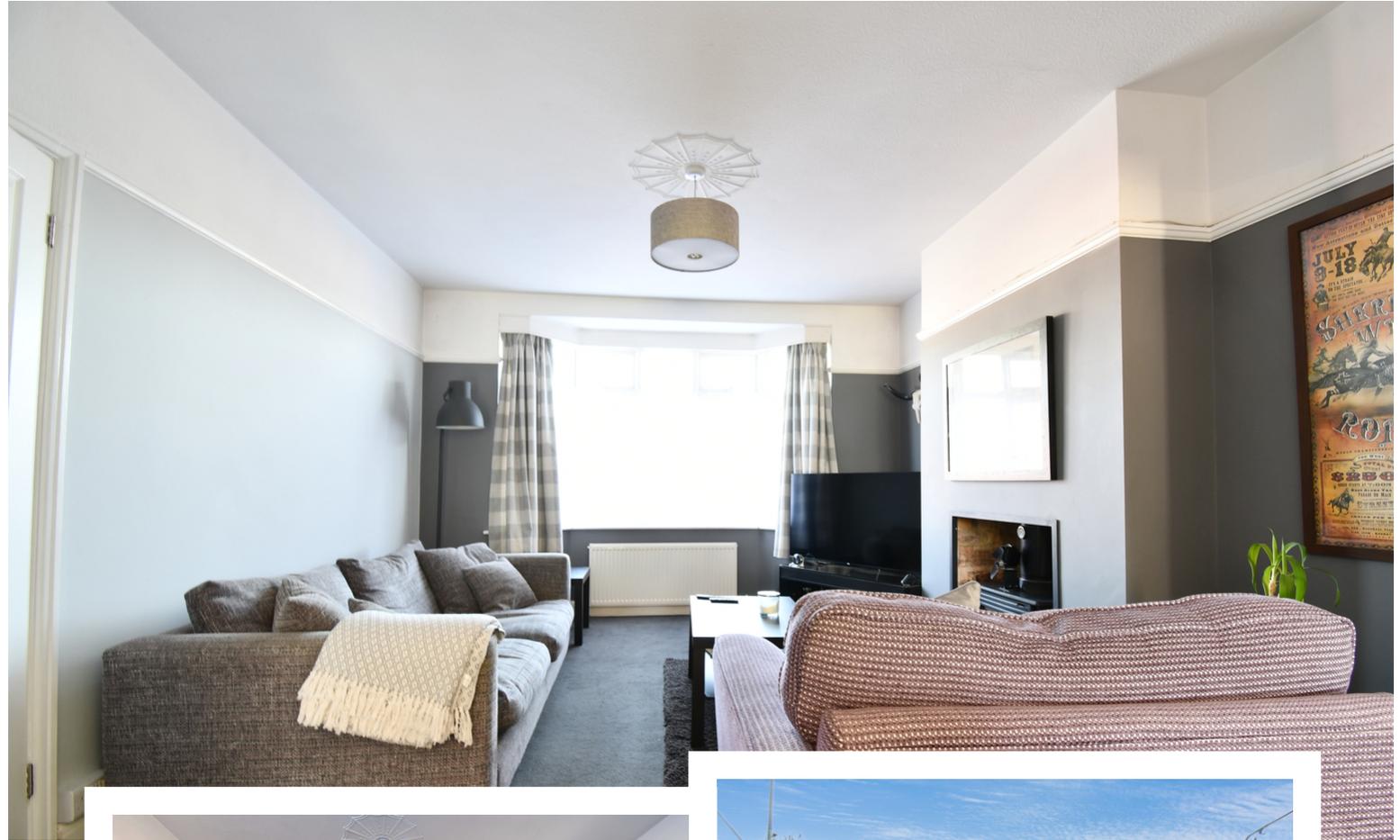
Cardington Road  
Bedford  
MK42 0BT

Offers In Excess Of £465,000

A well-presented three-bedroom bay-fronted semi-detached home, ideally positioned close to Bedford's picturesque Embankment and conveniently located near a variety of local amenities and highly regarded schools. Property offers lounge with dual burner, door leading to the dining area with a separate seating part with Bi-Folds doors leading out to the rear garden. Modern kitchen. Well maintained rear garden. Off road parking. Garage

- Well presented 3 Bedroom bay fronted semi-detached property
- Entrance hall
- Lounge with dual fuel stove
- Modern kitchen
- Dining area with Bi-Fold doors to rear garden
- First floor with 3 Bedrooms & Bathroom
- Well maintained rear garden
- Front garden providing off road parking
- Garage

- Council Tax Band D
- Energy Efficiency Rating D



Just 200 metres from Bedford's beautiful River Great Ouse, scenic river walks, and the picturesque Embankment, this property offers an enviable position close to one of the town's most attractive outdoor spaces.



Stepping inside, you are greeted by a bright and welcoming entrance hall, with stairs rising to the first floor and doors leading to the ground floor living spaces. The lounge provides a cosy and inviting atmosphere, centred around a charming dual fuel stove that creates a warm focal point. Double doors open into the spacious dining area, which comfortably accommodates a dining table and chairs, with additional room for a sofa if desired. This versatile space enjoys views over the rear garden and features bi fold doors—ideal for opening up during the warmer months to enjoy seamless indoor outdoor living.

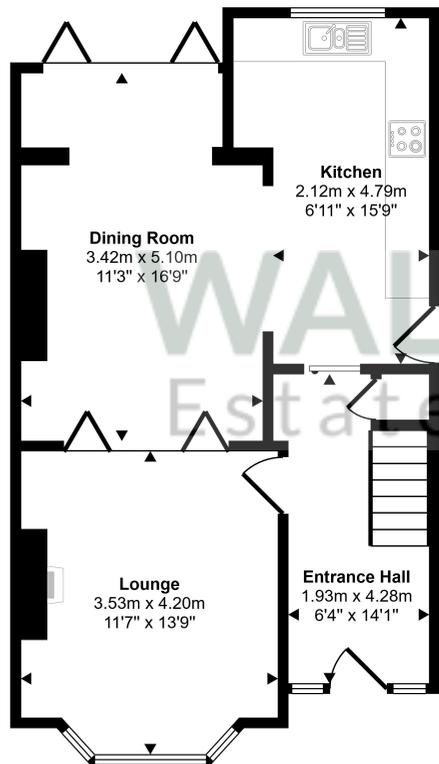
The kitchen is fitted with a range of wall and base units and includes a built in oven and hob, with space for a fridge freezer and washing machine. A side door provides convenient access to the exterior of the property.

Upstairs, the first floor offers three well proportioned bedrooms and a modern three piece family bathroom.

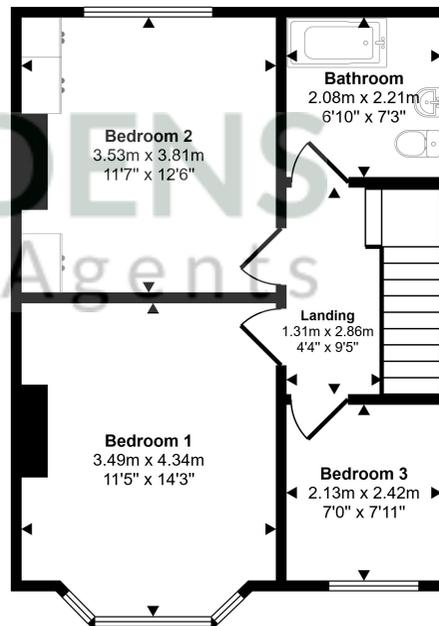
Externally, the south facing rear garden features a generous paved patio area, perfect for outdoor dining, with the remainder laid to lawn and fully enclosed by wooden fencing to create a private and secure space. To the front, the garden is fully paved and includes double gates leading to the side of the property, which in turn provides access to the garage.



Approx Gross Internal Area  
99 sq m / 1061 sq ft



Ground Floor  
Approx 53 sq m / 566 sq ft



First Floor  
Approx 46 sq m / 495 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>62</b>	<b>81</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

