



GOODACRES

**For Sale**

**Offers Over  
£270,000**



Goodacres are delighted to offer this beautifully refurbished two bedroom home in Queens Park, Bedford, featuring a modern kitchen extension, utility room, two double bedrooms, a stylish bathroom, and a private rear garden, perfect for first-time buyers or downsizers.

## **Marlborough Road, Bedford**

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Goodacres are delighted to present this beautifully refurbished two-bedroom terraced home, ideally located in the sought-after Queens Park area of Bedford.

This charming property has been tastefully updated throughout by the current owner and combines stylish contemporary finishes with attractive original features, creating a warm and inviting atmosphere. A standout feature is the impressive single-storey rear extension, which enhances the living space and introduces a bright, open-plan layout at the heart of the home. The property also benefits from newly fitted UPVC windows and doors throughout, thoughtfully designed to retain the charm and period look of the home while offering improved energy efficiency and security.

Upon entry, you're welcomed into a spacious entrance hall leading to a cosy yet generous lounge, perfect for relaxing. This flows seamlessly into a separate dining room, ideal for hosting guests or enjoying family meals. At the rear, the extended modern kitchen/breakfast room has been finished to a high specification, complete with ample worktops, storage, and integrated appliances. The ground floor also benefits from a convenient cloakroom and a separate utility room, adding further practicality.

Upstairs, the home offers two generously sized double bedrooms, both filled with natural light and tastefully decorated. A newly fitted modern family bathroom features high-quality fixtures and fittings.

Outside, the property enjoys a delightful rear garden, mainly laid to lawn with a smart patio area—perfect for summer dining, entertaining, or simply unwinding.

This beautifully presented home is ideal for first-time buyers, young professionals, or downsizers seeking a move-in-ready property in a well-connected and desirable location, close to amenities, schools, and excellent transport links.

In summary, the property comprises:

- Porch
- Entrance Hall
- Living Room - 12' 4" x 10' 4"
- Dining Room - 13' 4" x 10' 8"
- Kitchen / Breakfast Room - 12' 8" x 12' 8"
- Cloakroom
- Utility Room

- Landing
- Bedroom 1 - 13' 8" x 10' 2"
- Bedroom 2 - 10' 8" x 9' 2"
- Family Bathroom - 8' 5" x 7' 5"

Outside

Front Garden Area

