



**SPENSER ROAD, BEDFORD, MK40**  
£1,700 per month\*

**Carter Jonas**



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## SPENSER ROAD, BEDFORD, BEDFORDSHIRE, MK40 2AZ

A 4 bedroom recently redecorated semi-detached house in the popular area of 'Poets' in Bedford. The house also benefits from newly fitted carpets.

- 4 Bedrooms
- 2 Receptions
- Conservatory
- Utility
- Kitchen
- Cloakroom
- Bathroom
- Separate WC
- Garden
- On-street permit parking

### THE PROPERTY

Accommodation comprises - Ground Floor: Hallway, large open plan kitchen, conservatory, utility, WC and two reception rooms. First Floor: Three double bedrooms, bathroom and separate WC. Second Floor: A further large double bedroom.

Externally the property benefits from a good sized private garden to the rear, partially laid to lawn with a patio and gravelled area. Permit parking is available outside the property.

Pets considered. No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Central Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Available unfurnished from Mid June 2025 for an initial 12 month term.

EPC Rating D. Council Tax Band D (please see Bedford Borough Council Website for current cost)

At a rent of £1,700 per calendar month

Holding deposit of 1 week's rent £392

Security deposit of 5 weeks rent £1,961



**ADDITIONAL INFORMATION**

Offers	Available for an initial 12 month term
Viewing	Strictly by appointment
Local Authority	Council Tax Band D



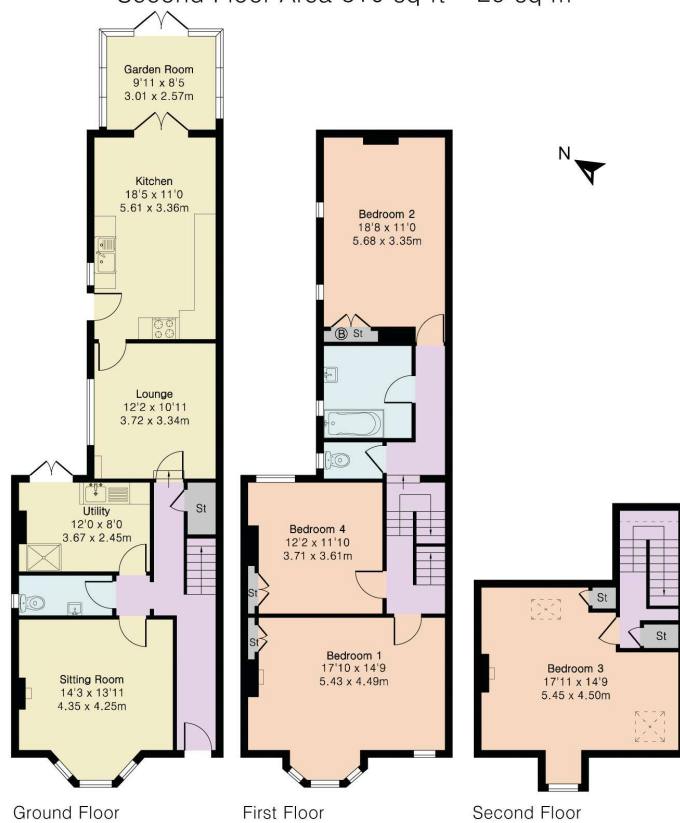


## Approximate Gross Internal Area 1980 sq ft - 184 sq m

Ground Floor Area 880 sq ft – 82 sq m

First Floor Area 790 sq ft – 73 sq m

Second Floor Area 310 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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