



2 bed bungalow to buy in MK40

Rothsay Place, Bedford, Bedfordshire,
MK40 3QD

£370,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Private Rear Garden
- ✓ 20ft Workshop/Studio With Power And Lighting
- ✓ Rarely Available
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Tucked away in one of the most sought-after areas of town, this unique detached bungalow offers a rare combination of seclusion, space, and convenience. Nestled within the charming Castle Quarter, the property enjoys an exceptionally private setting, just moments from local amenities yet shielded from the hustle and bustle by its generous, sun-drenched plot.

A standout feature is the 100-foot deep landscaped garden, thoughtfully designed to provide multiple sunny seating areas and a strong sense of privacy. To the rear, a substantial timber studio offers the perfect space for a home office, creative retreat, or guest accommodation — with further potential to extend or add an additional outbuilding, subject to the necessary consents.

Believed to date from the 1930s and extended in more recent years, the bungalow blends character with comfort. Inside, you'll find two well-proportioned bedrooms, a modern shower room with underfloor heating, and a beautifully light-filled kitchen/family room — complete with high ceilings and ample space for entertaining. Velux rooflights in the kitchen, shower room, and bedrooms flood the interiors with natural light.

The spacious living room features French doors that open directly onto the garden, seamlessly connecting indoor and outdoor living.

The property is situated close to local amenities with the Castle road area having a range of shops, restaurants and cafe's but is also close to the town centre with an array of shopping and leisure facilities available. Another benefit is being within walking distance to Rothsay Educational Centre which provides learning and social opportunities for adults. For the commuter the train station is walk-able with regular trains to London St. Pancras. Local schooling is available with Castle Lower school and Biddenham secondary school as well as all of the popular Harpur trust schools being close by.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £370,000

Property Type: Bungalow

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

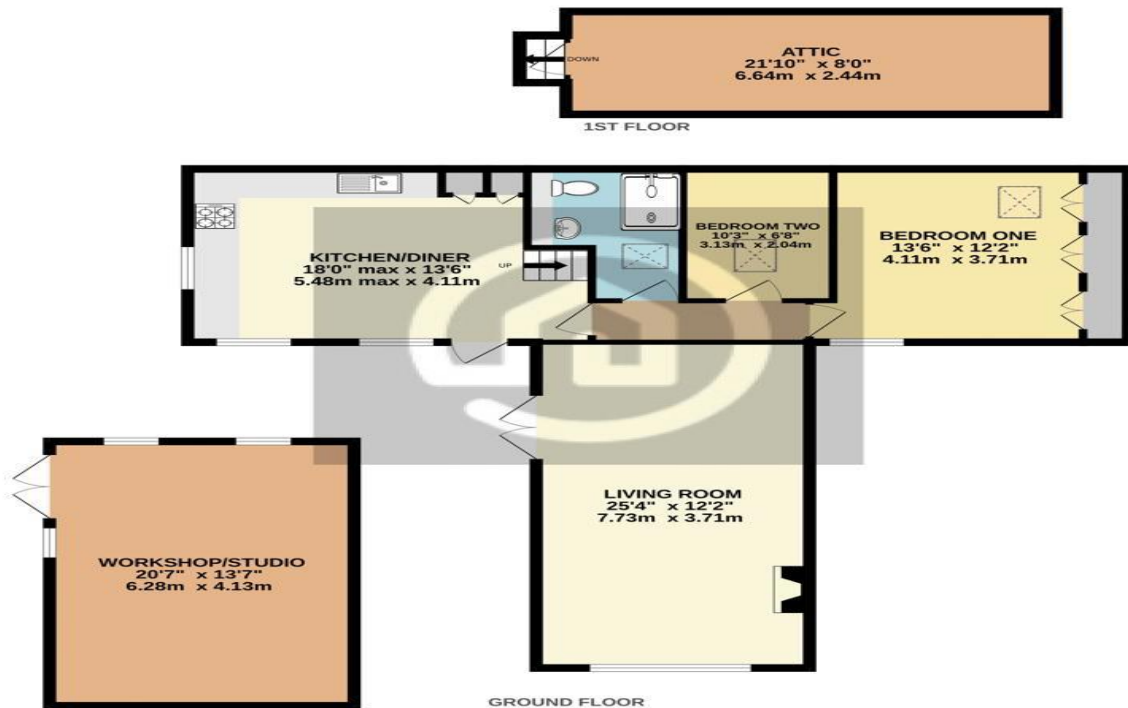
Broadband: Cable

Mobile signal coverage: Good

TOTAL FLOOR AREA : 1450sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Rothsay Place, Bedford, Bedfordshire, MK40 3QD

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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