



23 RIVERSIDE AVENUE, BEDFORD

Come reside in Bedford at an affordable price! Sited on a 1/4-acre lot on a quiet tree-lined street, this charming home has been lovingly maintained by the same family for over 50 years. The entire home has been freshly painted inside and out. All of the hardwood floors discovered beneath the carpet have been refinished.

Enter from the front door and find a cozy living room with custom-covered radiators and beadboard. The country kitchen boasts like-new appliances and solid cherry hardwood cabinets. Enter through the back door to find a fireplace family room and a view to the dining area. The second floor hosts the three bedrooms and an updated full bath. Large 4-lite sash windows brighten the home with natural light. The basement is filled with light from two large 6-pane windows making laundry and woodworking a joy.

Conveniently located between Bedford and Concord centers. Close by Davis Elementary, Concord River, Meadow Conservation, and the Minuteman Bikeway. Get ready to fall in love!



PATTY SUTHERLAND

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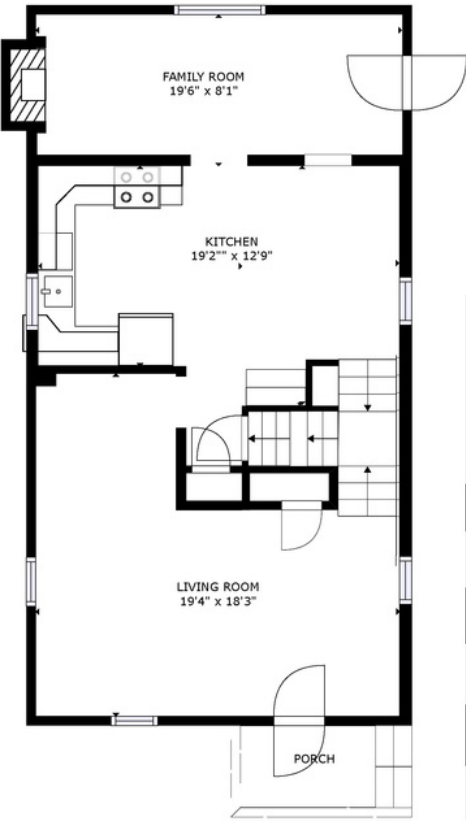
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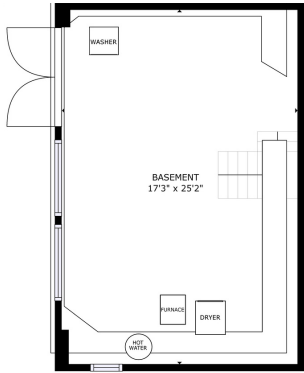
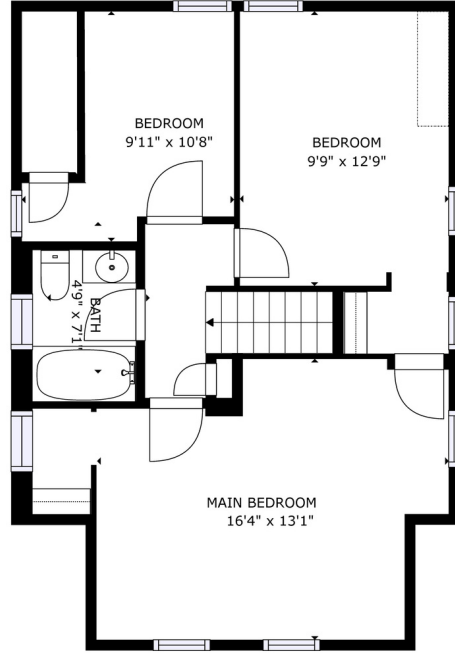
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Disclaimer:
 Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.





PROPERTY FEATURES

ROOMS: 6
BEDROOMS: 3
BATHS: 1 FULL
LIVING AREA: 1,210 Square Feet*
STYLE: Antique
YEAR BUILT: 1920
GRADE SCHOOL: Davis/Lane
MIDDLE SCHOOL: John Glenn MS
HIGH SCHOOL: Bedford HS
PARKING: 4 Off-Street, Tandem

**Measurements are approximate. Living area does not include approximately 600 Square Feet of unfinished basement.*

TAX INFORMATION

ASSESSED: \$547,300 **BOOK / PAGE:** 65535 / 523
2023 TAX: \$6,830 **ZONE:** C

DISCLOSURES

Estate Sale. Information reliable, not guaranteed. Freshly painted; refinished hardwood floors; siding & ext chimney repairs (2023). New roof & oil tank (2021). Lightly used kitchen appliances new w/in 10 years. Boiler (~12 yrs) serviced & maintained by Fawcett Oil Corp. Older 4-lite sash windows.

Window AC units & dehumidifier remain.

EXCLUSIONS

Professional staging items.

SYSTEMS

APPLIANCES: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer

AREA AMENITIES: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, Public School

CONSTRUCTION: Frame

ELECTRIC: Circuit Breakers, 200 Amps

EXTERIOR FEATURES: Patio, Gutters, Screens

FLOORING: Tile, Vinyl, Hardwood

INSULATION: Partial

HEATING: Hot Water Baseboard, Oil, 1 Zone

INTERIOR FEATURES: Cable Available, Fiber-Optic Available

COOLING: Window AC

HOT WATER: Oil, Tank

SEWER: Town

WATER: Town

UTILITY CONNECTION: Electric Range, Electric Dryer, Washer Hookup, Generator Connection



20 BAKER AVE, SUITE 205, CONCORD, MA

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