







### Property Description

\*\*\*ATTENTION FIRST TIME BUYERS & INVESTORS\*\*\*  
\*\*\*SOUTH BEDFORD\*\*\*

Exclusively available to Connells is this 4 double bedroom townhouse located in the South part of Bedford. Internally the property comprises of an entrance hall, downstairs W/C, kitchen, lounge/diner, 4 bedrooms, ensuite to master and family bathroom.

Externally the property benefits a front & rear garden and garage with off road parking.

#### Location:

South Bedford area provides the perfect balance for family living which is blessed with an abundance of amenities and facilities, excellent school catchments, Other great benefits include a short walk to Bedford Town Centre Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. As this property is set off London Road it has a regular bus service to Bedford Town Centre and Train Station.

Viewing highly recommended!!

### Entrance Hall

### Cloakroom

### Lounge

14' 3" x 12' 4" ( 4.34m x 3.76m )

### Kitchen

11' 8" x 7' 3" ( 3.56m x 2.21m )

### First Floor

### Landing

### Bedroom One

15' 6" x 14' 3" ( 4.72m x 4.34m )

### Ensuite

### Bedroom Two

11' 1" x 10' 5" ( 3.38m x 3.17m )

### Bedroom Three

12' 7" x 8' 4" ( 3.84m x 2.54m )

### Bedroom Four

9' 7" x 7' 9" ( 2.92m x 2.36m )

### External

### Front Garden

### Rear Garden

### Garage & Parking













To view this property please contact Connells on

**T 01234 345 303**  
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42 Allhallows  
BEDFORD MK40 1LN

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED310320](https://connells.co.uk/Property/BED310320)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BED310320 - 0002