



**Connells**

Crowsley Road  
Kempston Bedford



### Property Description

Discover the charm of Kempston with this remarkable coach house that boasts a fantastic condition throughout. Step into the inviting entrance hall and be greeted by the open plan lounge/kitchen/diner, perfect for entertaining guests. The property features one spacious bedroom and a well-appointed bathroom. With the added convenience of one allocated parking space and visitor parking, this home is truly a must-see. Don't miss out on the opportunity to view this exceptional property.

### Entrance Hall

### Lounge/kitchen

19' 5" x 12' 4" ( 5.92m x 3.76m )

### Bedroom One

10' 1" x 8' 6" ( 3.07m x 2.59m )

### Bathroom

### External

### Parking

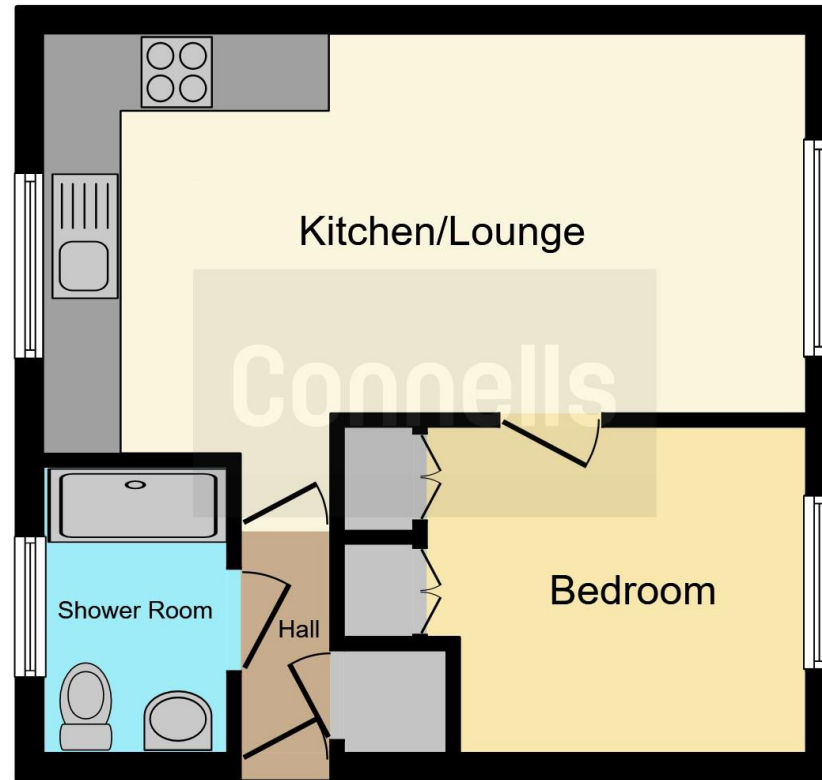
### Allocated Parking

### Visitor Parking









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
BEDFORD MK40 1LN

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED311307](http://connells.co.uk/Property/BED311307)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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