



Connells

Cornwall Road  
Bedford





## Property Description

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

\*\*\*CHAIN FREE!!!\*\*\*

\*\*\*WALKING DISTANCE TO TOWN-CENTRE\*\*\*

Connells are excited to introduce to the market this converted Victorian period property situated in the popular Saints area of Bedford close to Bedford Park, the towns amenities and a short walk to Bedford train station. The property comprises of entrance hall, kitchen, 1 bedroom, living area and bathroom.

### Location:

Cornwall Road is a 2-3 minute walk from Bedford's Victorian park and 5-10 minutes' walk from Robinson Swimming Pool. The property is also within walking distance of Bedford Train Station which has services to St. Pancras in London for the regular commuters. Other great benefits include a short walk to Russell Park, The Embankment which is close by with several cafes, coffee shops, deli's, bakery and butchers along Castle Road as well as restaurants.

A viewing on this property is highly advised!!

## Entrance Hall

### Lounge

13' 2" x 12' 5" ( 4.01m x 3.78m )

### Kitchen

9' 3" x 5' 10" ( 2.82m x 1.78m )

### Bedroom One

9' 4" x 9' 3" ( 2.84m x 2.82m )

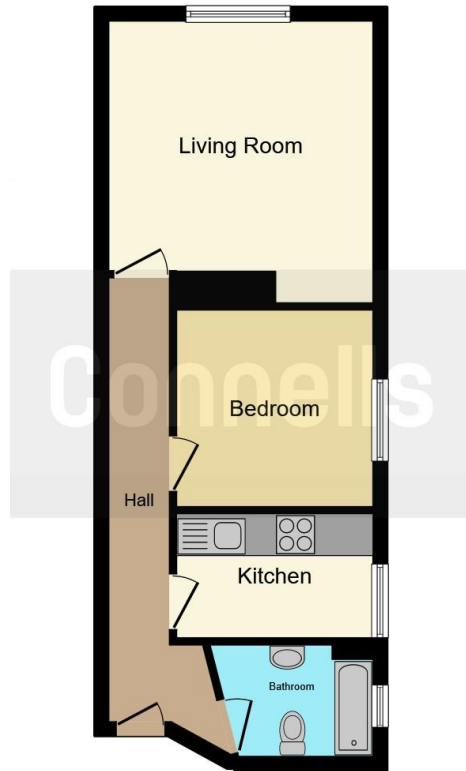
### Bathroom











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED311511](http://connells.co.uk/Property/BED311511)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1991. 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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