



**Connells**

Church Lane  
Bedford





## Property Description

\*\*\*IN NEED OF MODERNISATION\*\*\*

\*\*\*GREAT OPPORTUNITY\*\*\*

Connells are excited to bring to the market this 4 bedroom property with a great opportunity to turn into a beautiful home. Internally the property consists of entrance hall, lounge, dining room, kitchen, 4 bedrooms and family bathroom.

Externally the property further benefits from a front and rear garden.

Location:

North Bedford provides the perfect balance for family living, Set a short distance from the A421 and only minutes away from the M1 Motorway & other key transport links including the A1 to Cambridge, Peterborough and Milton Keynes. It also benefits perfect access to the train station for anyone commuting into London. Other benefits include a short distance to shops & other local amenities, great school catchments within walking distance.

A viewing is highly advised to fully appreciate the living space provided.

**Entrance Hall**

**Cloakroom**

**Lounge**

12' x 10' 11" ( 3.66m x 3.33m )

**Dining Room/Snug**

16' 3" x 9' 5" ( 4.95m x 2.87m )

**Kitchen**

19' 2" x 11' 5" ( 5.84m x 3.48m )

**First Floor**

**Landing**

**Bedroom One**

16' 3" x 9' 7" ( 4.95m x 2.92m )

**Bedroom Two**

12' 4" x 11' ( 3.76m x 3.35m )

**Bedroom Three**

12' 2" x 8' 5" ( 3.71m x 2.57m )

**Bedroom Four**

11' x 7' 2" ( 3.35m x 2.18m )

**Bathroom**

**External**

**Front Garden**

**Rear Garden**

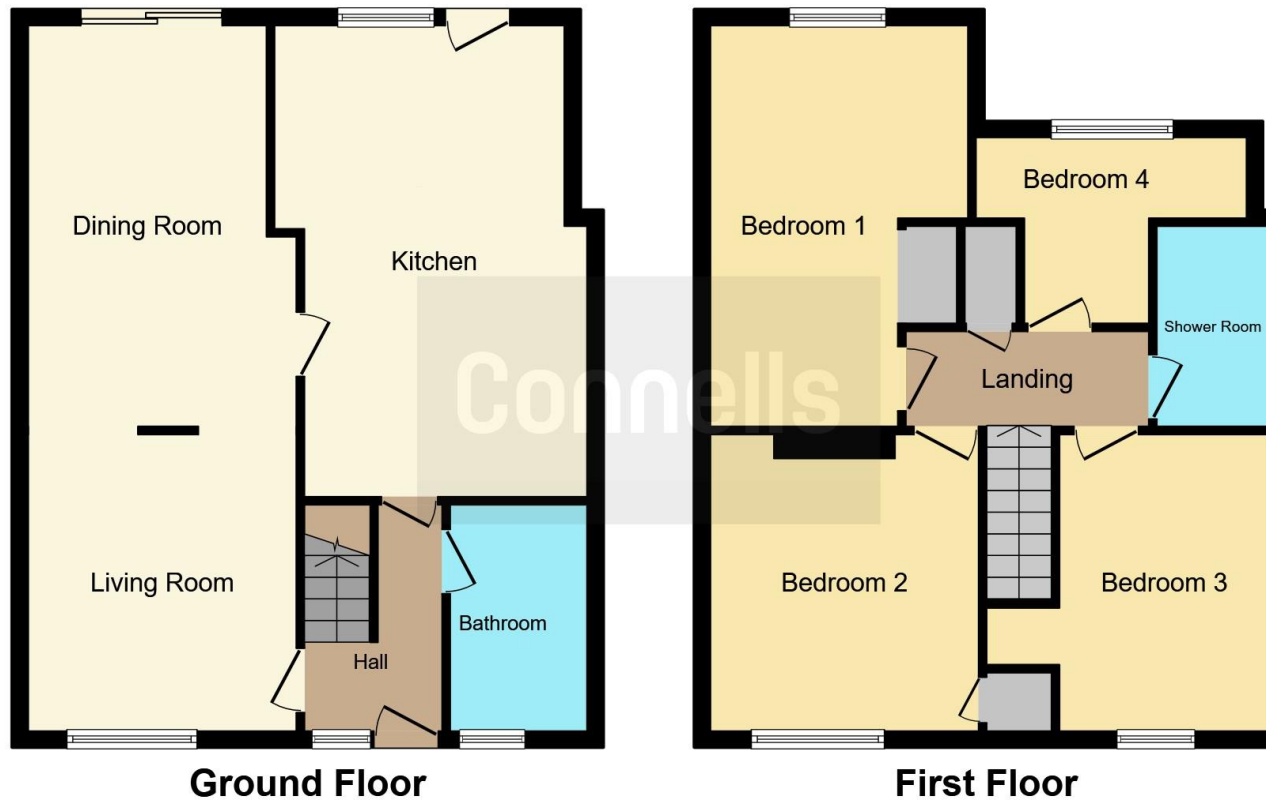












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

**T 01234 345 303**  
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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BED311780](http://connells.co.uk/Property/BED311780)**

Tenure: Freehold



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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