



**Connells**

Chaucer Road  
Bedford





### Property Description

Located on the ground floor of this period property is this immaculately presented flat offering approximately 1300 sq ft of accommodation. Property comprises of an entrance hall providing access to Bedroom One, Two, and the Lounge. There is also the added benefit of a large 29 ft basement. The lounge is located at the rear of the property and has access to the court yard garden. There is a separate refitted kitchen with access to a separate utility room and three piece family bathroom. Bedroom Three is located at the rear of the property and is also a double bedroom. Externally the property comes with side and rear outside space and allocated parking for one vehicle. The property is offered with a long unexpired lease and is also exceptionally well placed for all transport links; located a short walk to the train station and town centre respectively. An early viewing is highly advised to avoid disappointment.



## Entrance Hall

## Lounge

22' 2" x 12' ( 6.76m x 3.66m )

## Kitchen

15' 8" x 10' ( 4.78m x 3.05m )

## Cellar

29' 1" x 5' 3" ( 8.86m x 1.60m )

## Utility Room

10' x 6' 6" ( 3.05m x 1.98m )

## Bedroom One

16' x 12' 7" ( 4.88m x 3.84m )

## Ensuite

## Bedroom Two

17' 6" into bay x 15' 2" ( 5.33m into bay x 4.62m )

## Bedroom Three

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

## Bathroom

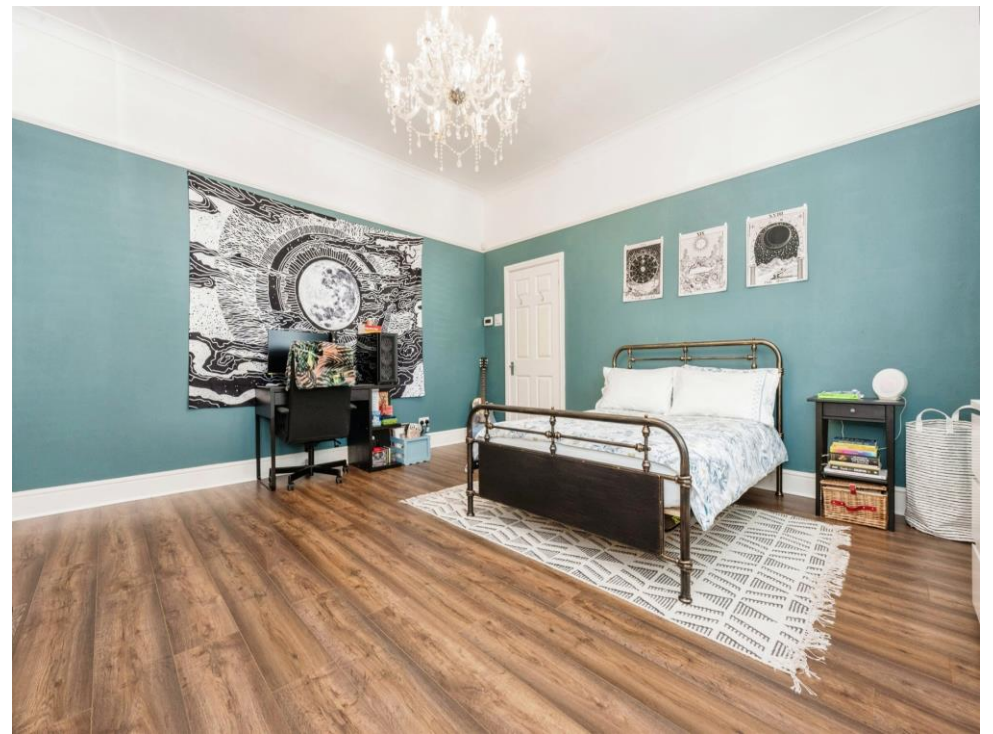
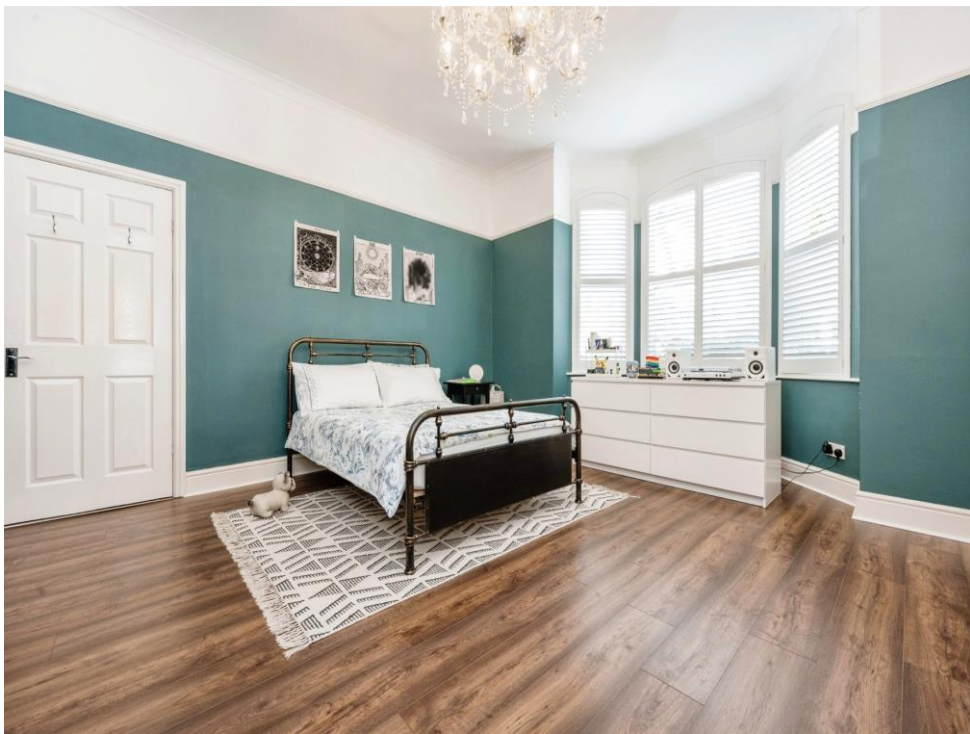
## External

## Courtyard Garden

## Parking













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/BED311841](http://connells.co.uk/Property/BED311841)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Nov 1985. 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.

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