



**Connells**

Warwick Avenue  
Bedford



## Property Description

Offered with no onward chain is this immaculate three bedroom semi-detached house located in a highly popular area close to Bedford town.

Property comprises on the ground floor of an entrance hall with DSWC. To the front there is a separate kitchen with eye and base level units and roll top work surfaces providing space for appliances. To the rear there is a spacious lounge with additional understair storage and access to the rear garden.

On the first floor there are three bedrooms of which bedroom one has access to a three piece en-suite shower room and there's also a separate three-piece family bathroom.

Externally the property is located set back from the road via electronic gates and offers allocated parking for two cars. To the rear there is a well maintained private garden with a decking area, timber fencing along with an outside tap and lighting.

The property is located approx. 0.6 miles from Bedford train station.

This is a very well presented property and the current sellers are offering the property with no onward chain so an early viewing is highly advised.

## Entrance Hall

## Cloakroom

## Lounge

15' 9" x 14' 8" ( 4.80m x 4.47m )

## Kitchen

8' 9" x 7' 1" ( 2.67m x 2.16m )

## First Floor

## Landing

## Bedroom One

12' 2" Max x 8' 8" Max ( 3.71m Max x 2.64m Max )

## Ensuite

## Bedroom Two

9' x 8' 4" ( 2.74m x 2.54m )

## Bedroom Three

8' 4" x 6' 6" ( 2.54m x 1.98m )

## Bathroom

## External

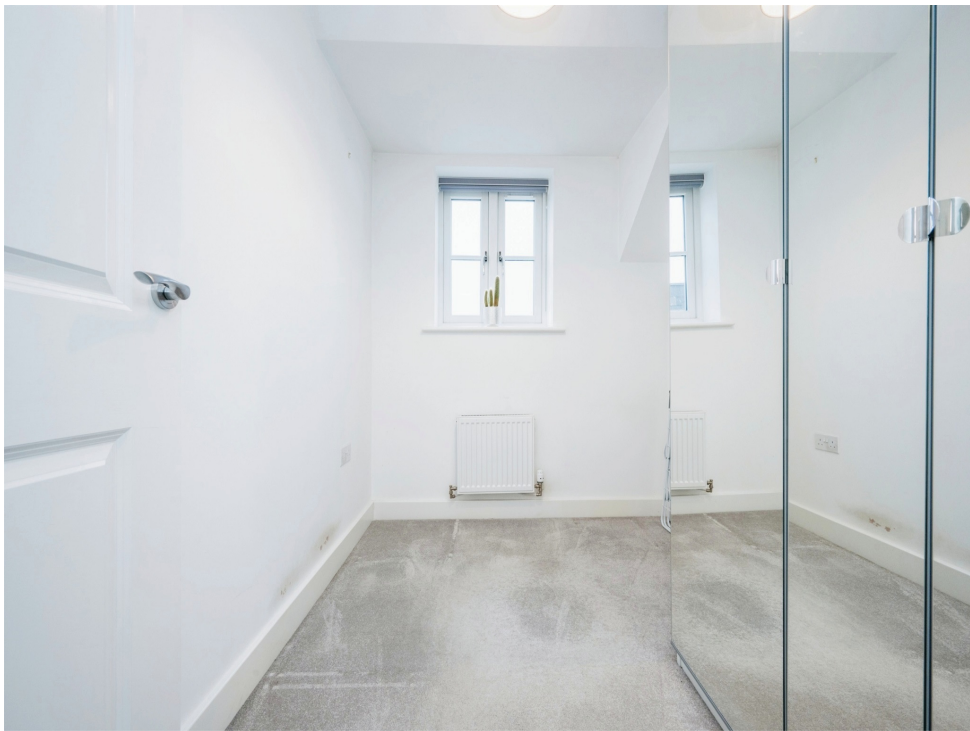
## Rear Garden

## Parking

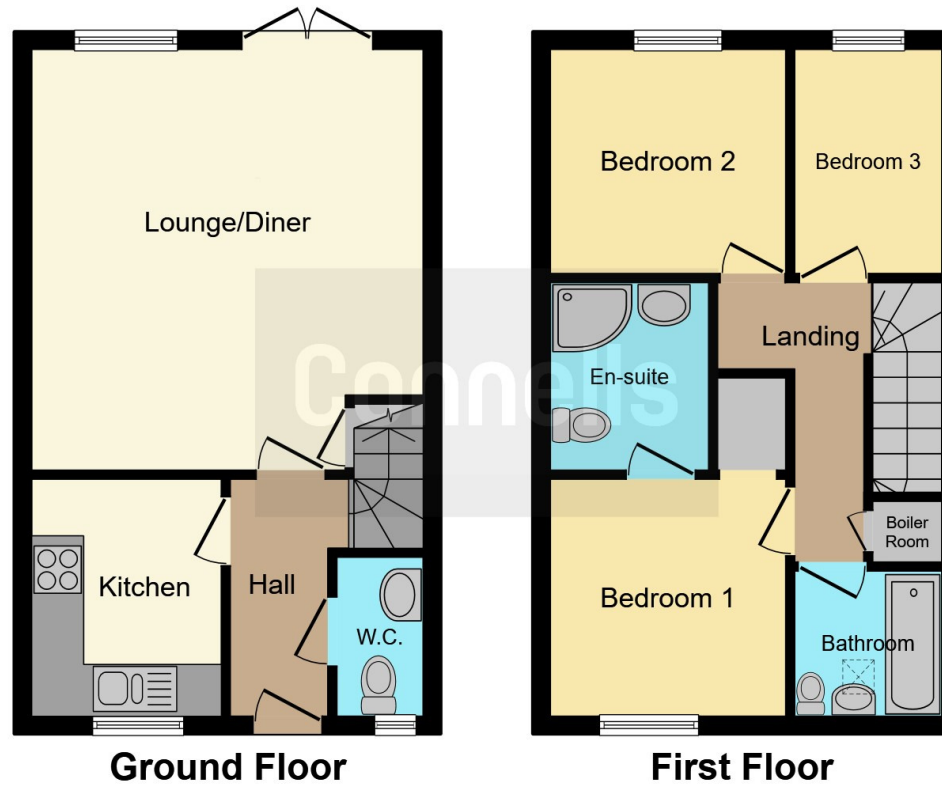
## Note

Currently the vendors do not match the registered title at Land Registry. Please as the Branch for more details.









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)

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

42 Allhallows  
 BEDFORD MK40 1LN

**EPC Rating: B**

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Tenure: Freehold



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