



**Connells**

Chaucer Road  
Bedford





### Property Description

Spacious & Chain-Free One-Bedroom Second-Floor Flat in a Desirable Bedford Location

Nestled in the popular area of Chaucer Road, this well-presented one-bedroom second-floor flat is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a property with no onward chain. Offering a bright and airy living space, this home is perfect for those seeking comfort and convenience.

As you step inside, the landing space leads into a welcoming hallway, complete with a useful storage cupboard. The spacious living room provides a relaxing setting, while the separate kitchen offers ample worktop and storage space for everyday cooking. The well-proportioned bedroom ensures a peaceful retreat, and the modern bathroom adds a touch of practicality.

Located in a well-connected area of Bedford, this home benefits from easy access to local shops, transport links, and green spaces, making it an excellent choice for those looking to enjoy everything the town has to offer.

Don't miss out-contact Connells today to arrange your viewing!

## Ground Floor

### Entrance Hall

Stairs to first floor.

### Storage

### Landing

### Lounge

16' 10" x 12' ( 5.13m x 3.66m )

### Kitchen

12' x 6' 11" ( 3.66m x 2.11m )

### Bedroom One

12' 10" x 12' ( 3.91m x 3.66m )

### Bathroom













**Ground Floor**

**First Floor**

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/BED312257](http://connells.co.uk/Property/BED312257)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 1989. 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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