



Connells

Mareth Road
Bedford



Property Description

Connells are pleased to exclusively bring to the market this 3 bedroom house in South Bedford. Internally the property comprises of entrance hall, lounge, dining room, kitchen, 3 bedrooms and family bathroom.

Externally the property further benefits from a front and enclosed rear garden with on street parking.

Location:

South Bedford provides the perfect balance for family living, Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. Other benefits include a short distance to shops and other local amenities including community centre and schooling.

A viewing of this property is highly recommended to see its future potential!!



Entrance Hall

Lounge

14' 7" x 10' 8" (4.45m x 3.25m)

Dining Room

10' 3" x 9' 5" (3.12m x 2.87m)

Kitchen

12' 8" x 7' (3.86m x 2.13m)

First Floor

Landing

Bedroom One

12' 11" x 12' 1" (3.94m x 3.68m)

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)

Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m)

Bathroom

External

Front Garden

Rear Garden

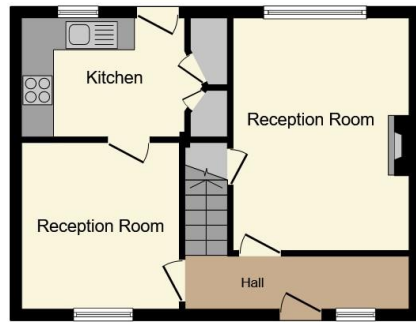
Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

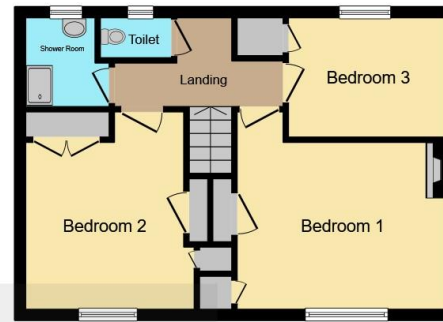




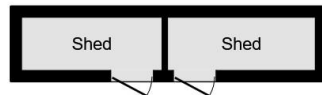




Ground Floor



First Floor



Outbuilding

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

To view this property please contact Connells on

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42 Allhallows
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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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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