



Connells

Parish Close  
Bedford





### Property Description

This mid-terrace townhouse, located in the desirable area of North Bedford, offers a perfect blend of comfort and convenience, making it an ideal choice for families and professionals alike.

The property is meticulously maintained, showcasing a well-appointed kitchen that flows seamlessly into a spacious lounge/diner, perfect for entertaining or relaxing with loved ones. A convenient downstairs W/C adds to the practicality of the layout.

Upstairs, residents will find three generously sized double bedrooms, including a master suite complete with an en-suite bathroom for added privacy and luxury. A family bathroom serves the other two bedrooms, ensuring ample facilities for everyone.

Outside, the enclosed rear garden provides a private outdoor space for leisure and recreation, while the inclusion of a garage and available parking enhances the property's appeal, making it a truly attractive option in a vibrant community close to local amenities.

## Cloakroom

## Lounge

15' 1" x 15' 1" ( 4.60m x 4.60m )

## Kitchen

12' 1" x 8' ( 3.68m x 2.44m )

## First Floor

## Landing

## Bedroom One

18' 3" Max x 15' 1" Max ( 5.56m Max x 4.60m Max )

## Ensuite

## Bedroom Two

15' x 11' ( 4.57m x 3.35m )

## Bedroom Three

9' 11" x 7' 11" ( 3.02m x 2.41m )

## Bathroom

## External

## Rear Garden

## Garage & Parking



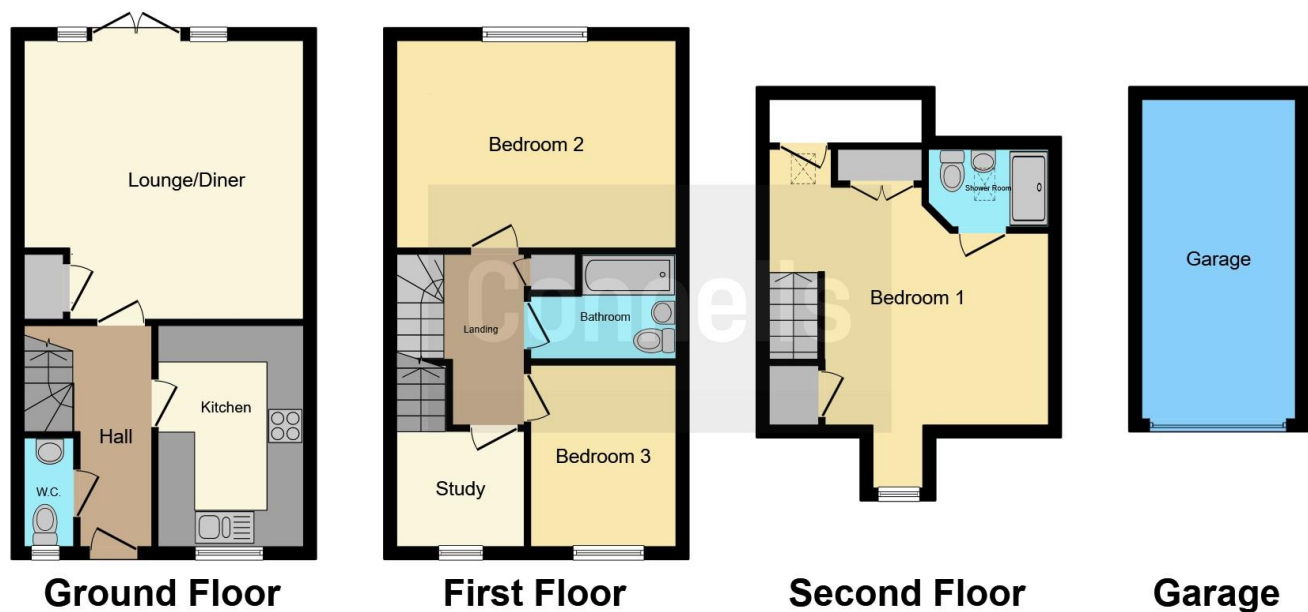












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312345](http://connells.co.uk/Property/BED312345)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BED312345 - 0005