



**Connells**

High Street  
Cranfield Bedford





## Property Description

\*\*\*ATTENTION FIRST TIME BUYERS\*\*\*

Connells are excited to introduce to the market this fully renovated semi-detached property located in the highly sought after Cranfield Village. Internally the property comprises of entrance hall, lounge, dining room, kitchen, utility area, downstairs W/C, 3 bedrooms and a family bathroom.

Externally the property further benefits from a lovely laid front garden, ample off road parking and an enclosed rear garden!

Location:

Cranfield is a large village centred around a university and airfield which ensures the village has many facilities which include a Primary and Secondary Schools, COOP Supermarket, Post Office, a number of eateries and Public Houses Further afield boasts Central Milton Keynes and Bedford with their extensive facilities and mainline railway stations are within easy reach by car and with public transport links to both.

Entrance Hall

Lounge

14' 1" x 10' 6" ( 4.29m x 3.20m )

Dining Room

11' 1" x 11' 4" ( 3.38m x 3.45m )

Kitchen

10' 10" x 7' 10" ( 3.30m x 2.39m )

Utility Room

7' 10" x 5' 11" ( 2.39m x 1.80m )

Downstairs W/C

First Floor

Bedroom One

13' 9" x 10' 7" ( 4.19m x 3.23m )

Bedroom Two

10' 7" x 7' 9" ( 3.23m x 2.36m )

Bedroom Three

8' 7" x 8' 1" ( 2.62m x 2.46m )

External

Front Garden

Rear Garden

Off Road Parking

Agent Note

Currently, the Vendors details do not match the Registered Title at Land Registry. Please ask 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)

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: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BED312426](http://connells.co.uk/Property/BED312426)



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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