







## Property Description

\*\*\*NORTH BEDFORD\*\*\*

\*\*\*GOOD CONDITION THROUGHOUT\*\*\*

Connells are pleased to bring to the market this three bedroom mid-terrace property presented in good condition in the north Bedford area. The property comprises entrance porch, entrance hall, kitchen, lounge/diner, 3 bedrooms, family bathroom, front and rear garden. A viewing of this property is highly advised!!

### Location:

Putnoe provides the perfect balance for family living/First Time Buyers. The property is set a short distance from Bedford town centre and only minutes away from the A6, A421 and other key transport links. Other benefits include community centre comprising of local shops, Gym, leisure centre, schooling, 2 supermarkets, doctors surgery and local pharmacy.



## Entrance Porch

## Lounge

14' 9" x 13' 6" ( 4.50m x 4.11m )

## Kitchen

14' 9" x 12' 4" ( 4.50m x 3.76m )

## First Floor

## Landing

## Bedroom One

14' 5" x 8' 11" ( 4.39m x 2.72m )

## Bedroom Two

8' 7" x 8' 4" ( 2.62m x 2.54m )

## Bedroom Three

9' 5" x 5' 11" ( 2.87m x 1.80m )

## Bathroom

## External

## Front Garden

## Rear Garden

## Garage

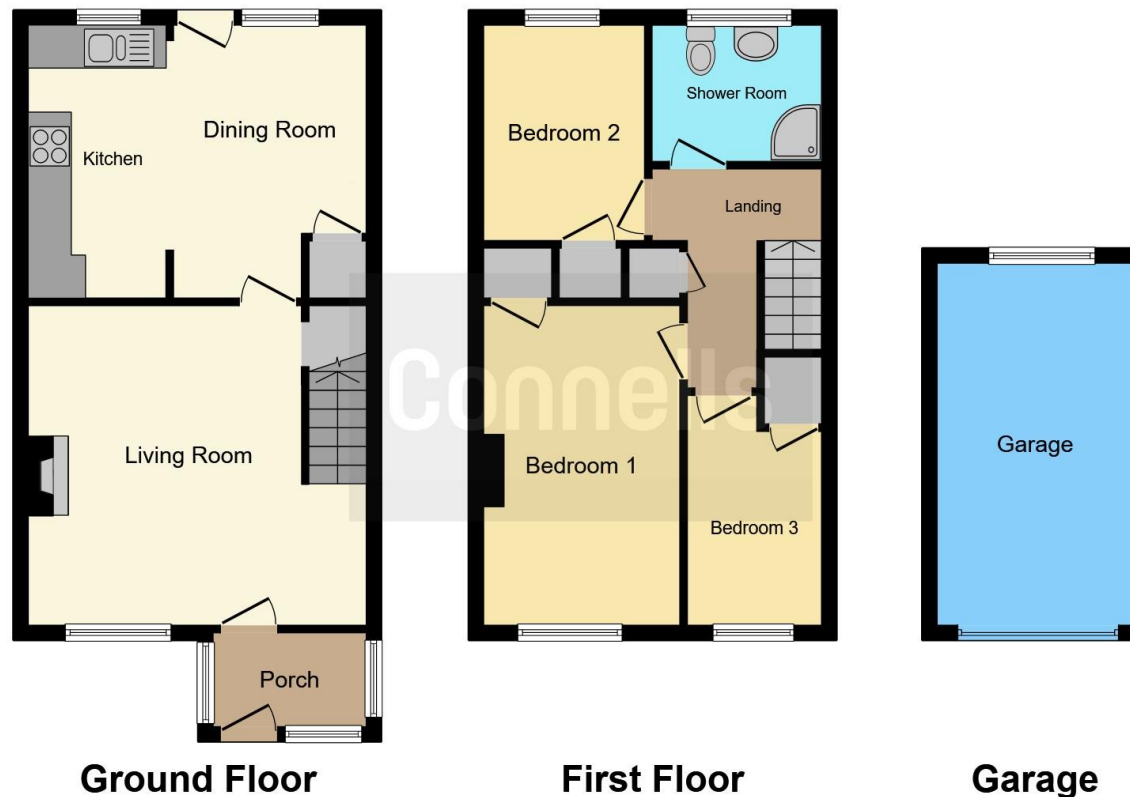












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BED312732](http://connells.co.uk/Property/BED312732)



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: BED312732 - 0005