



Connells

Brook Road
Marston Moretaine Bedford



Property Description

Connells are delighted to offer to market this well-proportioned three-bedroom end of terrace property situation in the highly desirable area of Marston Moretaine. The property offers ample space, inside and out and would be perfect as a first-time buyer, home mover or buy to let purchase due to close proximity to the planned Universal Studios in Bedfordshire.

Accommodation comprises entrance porch, entrance hall, kitchen/living room/dining room and cloakroom on the ground floor. To the first floor you have a landing space, three well-proportioned bedrooms and a family bathroom. Outside there is communal parking, a private front garden and private rear garden. Marston Moretaine is a lightful village location, offering access to plenty of local amenities including schools and shops and the property is a short drive to the planned Universal Studios.

For those who need to commute, the property is within easy access to Bedford, Ampthill and Flitwick, both Stewartby and Flitwick train station and has close access to the A421 into Bedford and Milton Keynes.

Entrance

Glazed door to front, into porch area, tiled flooring.

Cloak Room

Opaque window to front aspect, low level wc, hand wash basin, radiator.

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)
Wall to base fitted units, easy clean work surfaces, stainless steel sink with drainer, integrated oven, gas hob with extractor fan above, plumbing for washing machine, partially glazed door to garden, window to rear aspect.

Living Room

13' 10" x 11' 2" MAX (4.22m x 3.40m MAX)
Window to front aspect, feature fire place.

Dining Room

11' 2" x 8' 6" (3.40m x 2.59m)
Window to rear aspect, radiator.

First Floor

Landing

Access to loft space, airing cupboard, access to bedrooms and bathroom.

Bedroom 1

10' 8" x 11' 2" (3.25m x 3.40m)
Window to rear aspect, radiator, built in storage cupboard.

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)
Window to front aspect, radiator, built in storage cupboard.

Bedroom 3

8' 6" x 7' 7" (2.59m x 2.31m)
Window to rear aspect, radiator, built in storage cupboard.

Bathroom

opaque window to front aspect, shower cubicle, low level wc, hand wash basin, tiling to walls and floor, hand towel radiator.

Front Garden

Block paved area perfect for potted plants.

Rear Garden

Side gate access, paved patio, access to out building, lawn area with flower beds, wooden shed to the far end.

Outbuilding

Attached to the property. Storage space with power.





To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: C Council Tax
Band: B

view this property online [connells.co.uk/Property/FLI305755](https://www.connells.co.uk/Property/FLI305755)

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305755 - 0003