



**Connells**

Fisherswood Road  
Wixams Bedford



### Property Description

Property comprises on the ground floor of a separate kitchen and spacious lounge/dining area. There is a downstairs cloakroom and rear access via the lounge. On the first floor there is a generous master bedroom with a separate three piece en-suite and a dressing area and the added benefit of a second reception room. On the second floor the property comprises of a further two double bedrooms, a study area and a separate four piece family bathroom.

Externally to the rear the property has a patio area with paved pathway leading to the gated access. There is a shed and timber fencing with low maintenance artificial grass. There are two allocated parking spaces to the rear.



**Ground Floor**

**Entrance Hall**

**Cloakroom**

**Lounge/Diner**

**Kitchen**

**First Floor**

**Landing**

**Lounge**

**Bedroom One**

**Dressing Area**

**Ensuite**

**Second Floor**

**Landing**

**Study**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**External**

**Rear Garden**

**Allocated Parking**

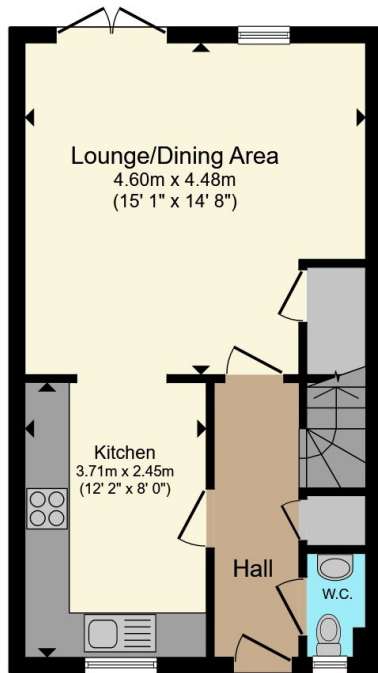
**Agents Note**

Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

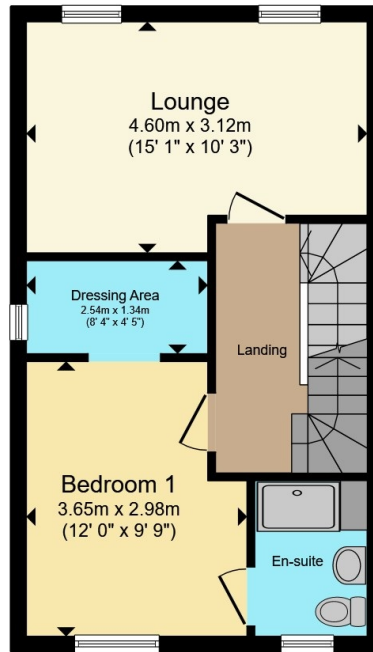




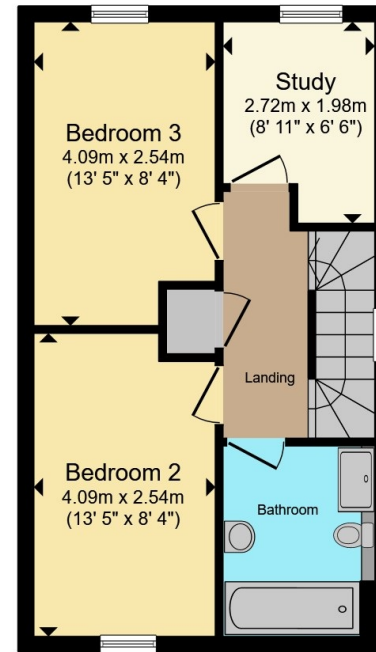




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 114.4 m<sup>2</sup> (1,231 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: A Council Tax  
Band: D

Tenure: Freehold

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