



Connells

Farm Close
Amphill Bedford

Farm Close Amphill Bedford MK45 2UF

for sale
£240,000



Property Description

AMG -public notice - We are acting on the sale of the above property and have received an offer of £240,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Connells are delighted to bring to market this chain-free two-bedroom cluster home situated in a popular residential location within the highly regarded market town of Amphill. This chain-free two-bedroom cluster house offers well-balanced accommodation, ideal for first-time buyers, downsizers, or buy-to-let investors alike.

The property benefits from both off-road parking and a front garden, creating a pleasant approach. Internally, the accommodation comprises a fitted kitchen and a comfortable living room, providing an ideal space for both everyday living and entertaining. To the first floor, there are two well-proportioned bedrooms served by a bathroom.

Amphill is a sought-after Bedfordshire location, renowned for its strong sense of community, historic character, and excellent local amenities. The town centre provides a good selection of independent shops, cafés, restaurants, and public houses, along with well-regarded schools and leisure facilities. The nearby Amphill Park offers attractive open green space with scenic walking routes and views across the surrounding countryside.

Entrance / Hallway

Access to kitchen and lounge. Accessed via a Double-glazed (frosted) door to front aspect.

Living Room

Double glazed window to front aspect
Electric heater

Kitchen

Double glazed window to front aspect. double glazed window to side aspect. Integrated oven. Integrated fridge freezer. Space for other white goods. Sink. Low and high units.

First Floor

Landing

Loft access. Access to bedrooms and bathroom.

Bedroom 1

Double glazed window to front aspect. Electric heater. Built in storage. Hot water tank cupboard.

Bedroom 2

Double glazed window to front aspect.

Bathroom

Bath, hand wash basin, low level wc, Double glazed frosted window.

Outside

Front Garden

Part laid to lawn and part patio.

Parking

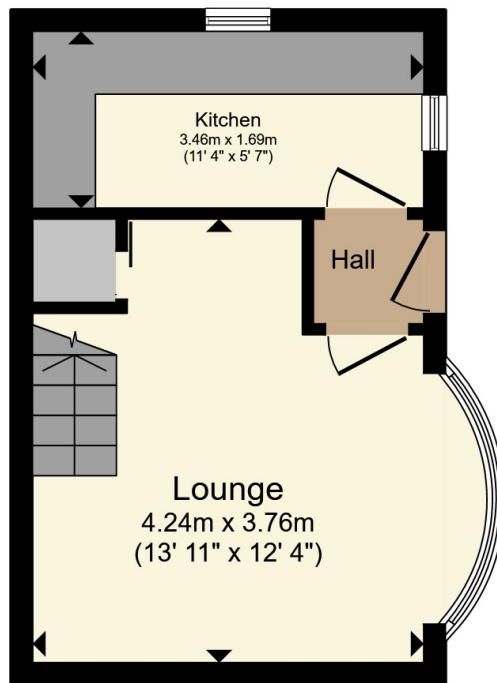
Allocated off road parking space to front/side of the property

Agents Note:

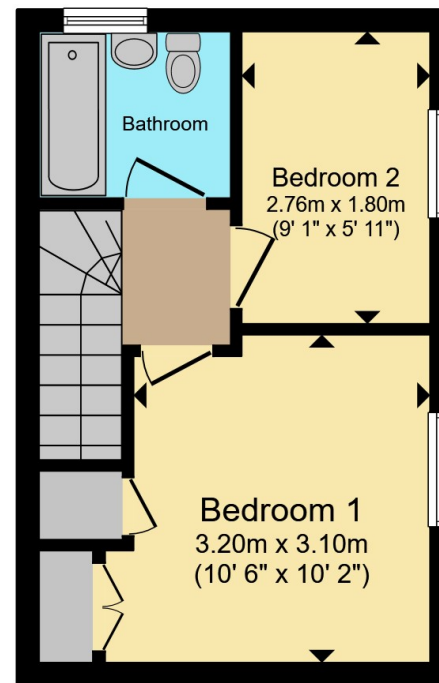
"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"







Ground Floor



First Floor

Total floor area 46.1 m² (496 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



To view this property please contact Connells on

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Unit 9 Russell Centre Coniston Road Flitwick
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305791



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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