



**Connells**

Brocklehurst Road  
Kempston Bedford





### Property Description

\*\*\*NEW DEVELOPMENT IN KEMPSTON\*\*\*

Connells are pleased to be able to bring to the market this well presented 2 bedroom end terraced located in Kempston. This property comprises of entrance hall, cloakroom, open plan lounge/kitchen/diner on the ground floor. Moving to the first floor the property boasts 2 bedrooms and bathroom. Externally there is a shared rear garden, front garden and parking.

#### Location:

Kempston provides the perfect balance for family living, located for the many amenities it offers, Sainsbury's supermarket and numerous other local shops, pubs and restaurants. Popular Schools are also within easy reach as is Bedford town centre. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1 with the added benefit of a fast link to London St Pancras via its mainline rail station.

A viewing on this property is highly advised!!



**Entrance Hall**

**Cloakroom**

**Lounge/Kitchen/Diner**

16' 11" x 16' 9" ( 5.16m x 5.11m )

**First Floor**

**Landing**

**Bedroom One**

12' 2" x 8' 7" ( 3.71m x 2.62m )

**Bedroom Two**

7' 9" x 6' 9" ( 2.36m x 2.06m )

**Bathroom**

**External**

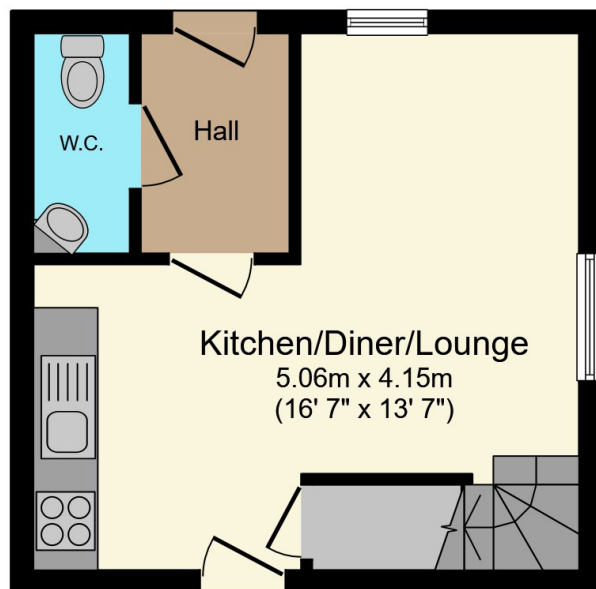




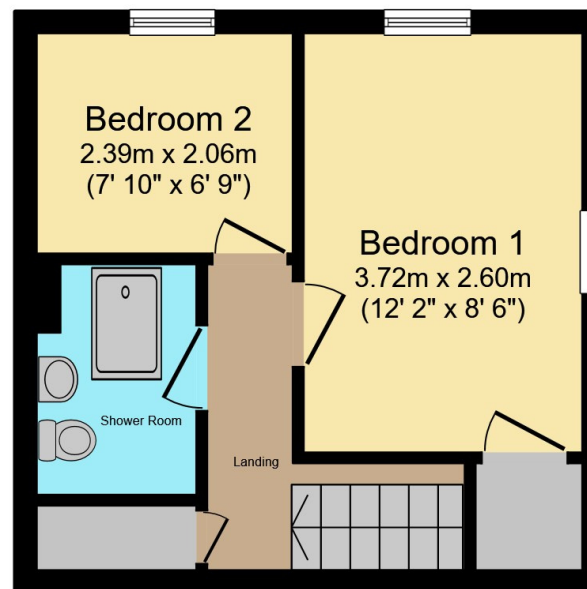








**Ground Floor**



**First Floor**

Total floor area 51.1 m<sup>2</sup> (550 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)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312780](http://connells.co.uk/Property/BED312780)**



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.

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