



Connells

Farm Close
Amphill Bedford



Property Description

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.

For commuters, Amphill is conveniently positioned for access to Bedford, Milton Keynes and Luton, with nearby mainline rail services offering fast connections into London. Road links via the A507, M1 and A421 further enhance accessibility.

Call Connells today for your chance to own a chain free property located in one of Bedfordshire's most desirable market towns.

Entrance / Hallway

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

Living Room

12' 4" Max x 13' 11" Max (3.76m Max x 4.24m Max)

Double glazed window to front aspect

Electric heater

Kitchen

12' 4" x 5' 7" (3.76m x 1.70m)

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

10' 6" x 10' Max (3.20m x 3.05m Max)
Double glazed window to front aspect.
Electric heater. Built in storage. Hot water tank cupboard.

Bedroom 2

9' x 5' 9" (2.74m x 1.75m)
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



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: E Council Tax
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/FLI305791](https://www.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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305791 - 0002