



Connells

Western Street  
Bedford



### Property Description

\*\*\*CENTRAL BEDFORD LOCATION\*\*\*

\*\*\*SHARE OF FREEHOLD\*\*\*

\*\*\*WALKING DISTANCE TO LOCAL AMENITIES\*\*\*

Located in the Central part of Bedford is this spacious 2 bedroom converted apartment offered chain free! The property comprises of entrance hall, kitchen/diner/living area, 2 bedrooms, family bathroom and good access to a range of amenities.

#### Location:

Located in the centre of Bedford this property benefits perfect access to the train station for anyone commuting into London, to the hospital for doctors/nurses and a few minutes walk into the town centre & Bedford Bus Station. Other benefits include a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1.



## Entrance Hall

## Lounge

15' 11" Max x 13' 4" Max ( 4.85m Max x 4.06m Max )

## Kitchen/Diner

15' 4" x 8' ( 4.67m x 2.44m )

## Bedroom One

11' 4" x 10' 5" ( 3.45m x 3.17m )

## Bedroom Two

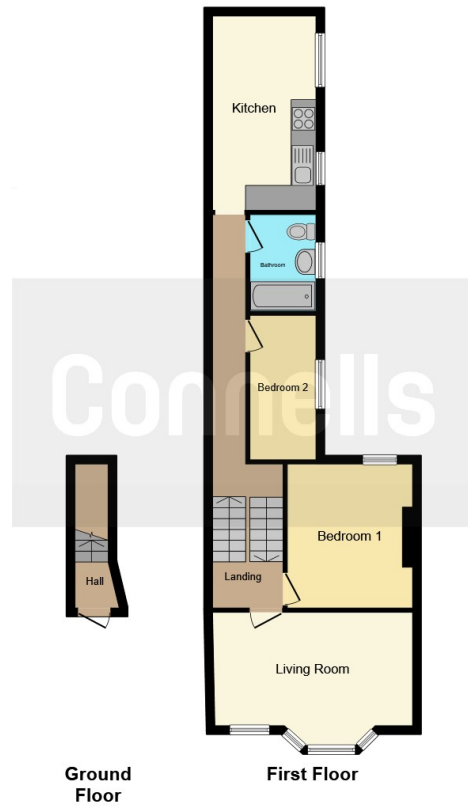
11' 5" x 5' 1" ( 3.48m x 1.55m )

## Bathroom









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312281](http://connells.co.uk/Property/BED312281)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BED312281 - 0008