



Connells

Brook Road
Marston Moretaine Bedford



Property Description

Connells are delighted to offer to market this well-proportioned three-bedroom end of terrace property situation in the highly desirable area of Marston Moretaine. The property offers ample space, inside and out and would be perfect as a first-time buyer, home mover or buy to let purchase due to close proximity to the planned Universal Studios in Bedfordshire.

Accommodation comprises entrance porch, entrance hall, kitchen/living room/dining room and cloakroom on the ground floor. To the first floor you have a landing space, three well-proportioned bedrooms and a family bathroom. Outside there is communal parking, a private front garden and private rear garden. Marston Moretaine is a lightful village location, offering access to plenty of local amenities including schools and shops and the property is a short drive to the planned Universal Studios.

For those who need to commute, the property is within easy access to Bedford, Ampthill and Flitwick, both Stewartby and Flitwick train station and has close access to the A421 into Bedford and Milton Keynes.

Entrance

Glazed door to front, into porch area, tiled flooring.

Cloak Room

Opaque window to front aspect, low level wc, hand wash basin, radiator.

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)

Wall to base fitted units, easy clean work surfaces, stainless steel sink with drainer, integrated oven, gas hob with extractor fan above, plumbing for washing machine, partially glazed door to garden, window to rear aspect.

Living Room

13' 10" x 11' 2" MAX (4.22m x 3.40m MAX)

Window to front aspect, feature fire place.

Dining Room

11' 2" x 8' 6" (3.40m x 2.59m)

Window to rear aspect, radiator.

First Floor

Landing

Access to loft space, airing cupboard, access to bedrooms and bathroom.

Bedroom 1

10' 8" x 11' 2" (3.25m x 3.40m)

Window to rear aspect, radiator, built in storage cupboard.

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

Window to front aspect, radiator, built in storage cupboard.

Bedroom 3

8' 6" x 7' 7" (2.59m x 2.31m)

Window to rear aspect, radiator, built in storage cupboard.

Bathroom

opaque window to front aspect, shower cubicle, low level wc, hand wash basin, tiling to walls and floor, hand towel radiator.

Front Garden

Block paved area perfect for potted plants.

Rear Garden

Side gate access, paved patio, access to out building, lawn area with flower beds, wooden shed to the far end.

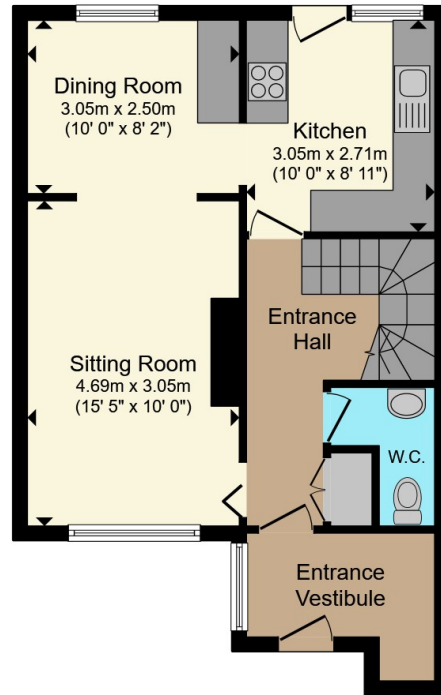
Outbuilding

Attached to the property, storage space with power.

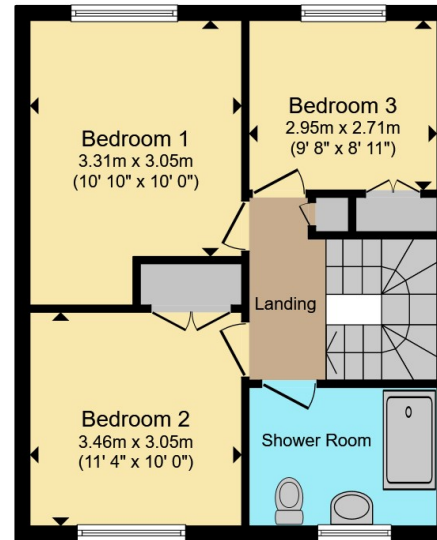








Ground Floor



First Floor

Total floor area 90.3 m² (972 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



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EPC Rating: C Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305755



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