



**Connells**

Elstow Road  
Bedford



### Property Description

Property comprises on the ground floor of a bright and spacious entrance hall providing access to two reception rooms and a separate refitted kitchen offering ample eye and base level units with space for appliances. From the kitchen there is access to the downstairs cloakroom and secure access to the rear garden. On the first floor there are three generous size bedrooms and a beautifully refitted three piece bathroom.

Externally to the front the property provides parking for two/three vehicles and access to the single garage. The front garden is mainly laid to lawn with a brick wall surround and timber fencing. To the rear there is a generous size garden mainly laid to lawn with timber fencing. There is an external water tap.



Entrance Hall

Lounge

Dining Room

Kitchen

Lobby

Wc

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

External

Front Garden

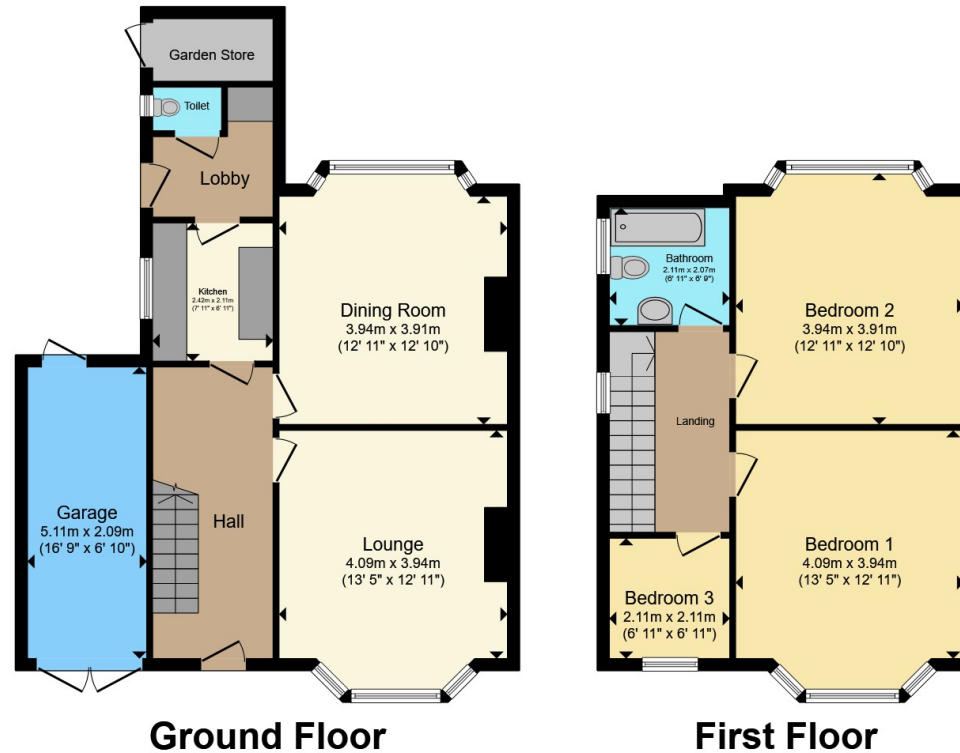
Driveway & Garage

Rear Garden









Total floor area 122.4 m<sup>2</sup> (1,317 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)



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: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312534](http://connells.co.uk/Property/BED312534)**



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: BED312534 - 0002