



**Connells**

Hebbes Close  
Kempston Bedford



### Property Description

\*\*\*CHAIN FREE\*\*\*

\*\*\*GROUND FLOOR MAISONNETTE\*\*\*

Connells are excited to introduce to the market this ground floor maisonette located in the popular Kempston location. The property comprises of entrance hall, kitchen/diner, lounge with patio doors leading to garden, 2 double bedrooms and family bathroom.

Externally the property further benefits from an enclosed rear garden and parking.

Location:

Major advantages of this development is its proximity to local amenities. Residents can easily access shops, supermarkets, parks & other essentials, making everyday life convenient. Popular Schools are also within easy reach for families with children. Excellent road links for commuters on A1/M1/A421 nearby.



## Entrance Hall

## Lounge

13' 11" x 10' 5" ( 4.24m x 3.17m )

## Kitchen

13' 8" x 13' 4" ( 4.17m x 4.06m )

## Bedroom One

12' 8" x 9' ( 3.86m x 2.74m )

## Bedroom Two

11' x 9' 8" ( 3.35m x 2.95m )

## Bathroom

## Rear Garden

## Parking









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**  
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42 Allhallows  
BEDFORD MK40 1LN

EPC Rating: B

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312810](http://connells.co.uk/Property/BED312810)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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