



**Connells**

Russell Drive  
Amphill Bedford



## Property Description

Offered chain-free to the market. Connells Estate Agents are delighted to present these three bedroomed semi-detached properties, set within the highly sought-after market town of Ampthill. Well proportioned throughout the property, this property offers the perfect opportunity for development and for the buyers to add their own vision to the property.

Accommodation comprises of an entrance porch, a generously sized living room, kitchen diner, utility room, downstairs WC and internal/rear access to the garage. To the first floor there are three bedrooms, two of which are doubles, in addition to the family bathroom. Outside, the property benefits from driveway parking for multiple cars situated in front of a garage and garden to the rear.

### Entrance

Door to front into porch area, built in storage cupboard.

### Kitchen / Diner

15' 7" x 10' 9" MAX ( 4.75m x 3.28m MAX )  
Window to rear aspect, sliding patio door to garden, wall to base fitted units, easy clean work surfaces, sink with drainer, space for fridge freezer, plumbing for washing machine, space for oven, space for dining furniture, radiator, boiler.

### Living Room

15' 6" x 15' 4" MAX ( 4.72m x 4.67m MAX )

Window to front aspect, radiator, gas fireplace.

### Utility Room

10' 11" x 10' 6" MAX ( 3.33m x 3.20m MAX )  
Glazed door to rear aspect, plumbing for white goods, fitted units, radiator, access to cloak room.

### Cloak Room

Low level wc, hand wash basin, sliding door to utility area, window to utility.

### First Floor

#### Landing

Window to side aspect, access to loft, airing cupboard, heater to side aspect. Access to bedrooms and bathroom.

#### Bedroom 1

11' 6" x 9' 1" ( 3.51m x 2.77m )  
Window to front aspect, radiator, built in wardrobes.

#### Bedroom 2

9' x 9' 3" ( 2.74m x 2.82m )  
Window to rear aspect, radiator.

#### Bedroom 3

7' 2" x 6' 4" ( 2.18m x 1.93m )  
Window to front aspect.

## Bathroom

6' 3" x 5' 5" ( 1.91m x 1.65m )

Opaque window to rear aspect, electric shower, low level wc, hand wash basin,

## Outside

### Garage

Integrated garage, up and over garage door.

### Front Garden

Hard standing drive way for multiple vehicles, lawn to front with flower bed border.

### Rear Garden

Lawn and patio area, mature plants shrubs and trees.







To view this property please contact Connells on

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EPC Rating:      Council Tax  
Awaited            Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305745](https://www.connells.co.uk/Property/FLI305745)**



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