



Connells

Columbine Close  
Bedford





### Property Description

Upon entering, you are welcomed by a bright and inviting entrance hall, leading to a well-equipped kitchen and a spacious lounge/diner - perfect for both relaxing and entertaining. Upstairs, the property features two generously sized bedrooms and a modern family bathroom.

#### Outside:

Externally, the home benefits from allocated parking and a front garden, providing a pleasant outdoor space to enjoy.

#### Location:

Situated in a popular and convenient part of north Bedford, the property offers great access to local shops, schools, and leisure facilities, as well as excellent transport connections to major routes including the A6, A421, and M1.



## Entrance Hall

## Lounge

14' 4" into bay x 12' 3" ( 4.37m into bay x 3.73m )

## Kitchen

11' 7" x 6' 7" ( 3.53m x 2.01m )

## First Floor

## Landing

## Bedroom One

11' 6" x 10' 2" ( 3.51m x 3.10m )

## Bedroom Two

10' 7" x 6' 7" ( 3.23m x 2.01m )

## Bathroom

## External

Allocated Parking



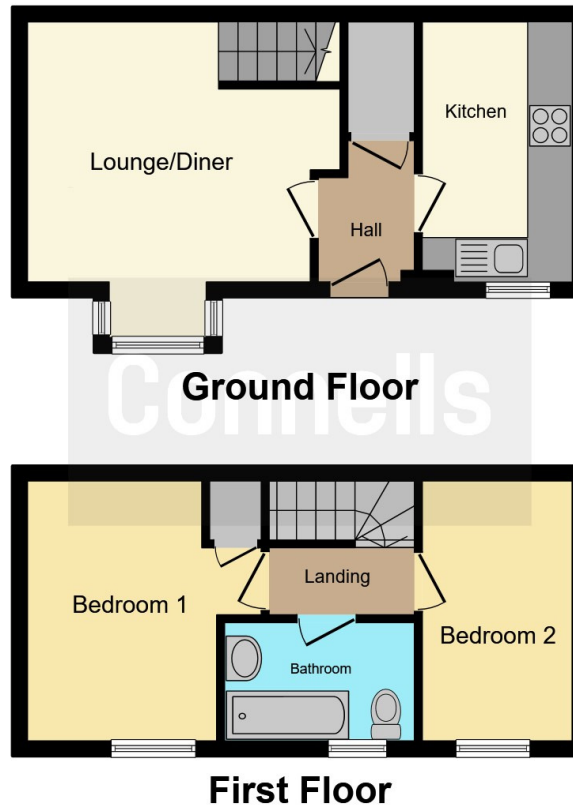












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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