



Connells

Farm Close
Amphill Bedford

Farm Close Amphill Bedford MK45 2UF

for sale
£240,000



Property Description

Connells are delighted to bring to market this chain-free two-bedroom cluster home situated in a popular residential location within the highly regarded market town of Amphill. This chain-free two-bedroom cluster house offers well-balanced accommodation, ideal for first-time buyers, downsizers, or buy-to-let investors alike.

The property benefits from both off-road parking and a front garden, creating a pleasant approach. Internally, the accommodation comprises a fitted kitchen and a comfortable living room, providing an ideal space for both everyday living and entertaining. To the first floor, there are two well-proportioned bedrooms served by a bathroom.

Amphill is a sought-after Bedfordshire location, renowned for its strong sense of community, historic character, and excellent local amenities. The town centre provides a good selection of independent shops, cafés, restaurants, and public houses, along with well-regarded schools and leisure facilities. The nearby Amphill Park offers attractive open green space with scenic walking routes and views across the surrounding countryside.

For commuters, Amphill is conveniently positioned for access to Bedford, Milton Keynes and Luton, with nearby mainline rail services offering fast connections into London. Road links via the A507, M1 and A421 further enhance accessibility.

Call Connells today for your chance to own a chain free property located in one of Bedfordshire's most desirable market towns.

Entrance / Hallway

Access to kitchen and lounge. Accessed via a Double-glazed (frosted) door to front aspect.

Living Room

12' 4" Max x 13' 11" Max (3.76m Max x 4.24m Max)

Double glazed window to front aspect
Electric heater

Kitchen

12' 4" x 5' 7" (3.76m x 1.70m)

Double glazed window to front aspect. double glazed window to side aspect. Integrated oven. Integrated fridge freezer. Space for other white goods. Sink. Low and high units.

First Floor

Landing

Loft access. Access to bedrooms and bathroom.

Bedroom 1

10' 6" x 10' Max (3.20m x 3.05m Max)

Double glazed window to front aspect. Electric heater. Built in storage. Hot water tank cupboard.

Bedroom 2

9' x 5' 9" (2.74m x 1.75m)

Double glazed window to front aspect.

Bathroom

Bath, hand wash basin, low level wc, Double glazed frosted window.

Outside

Front Garden

Part laid to lawn and part patio.

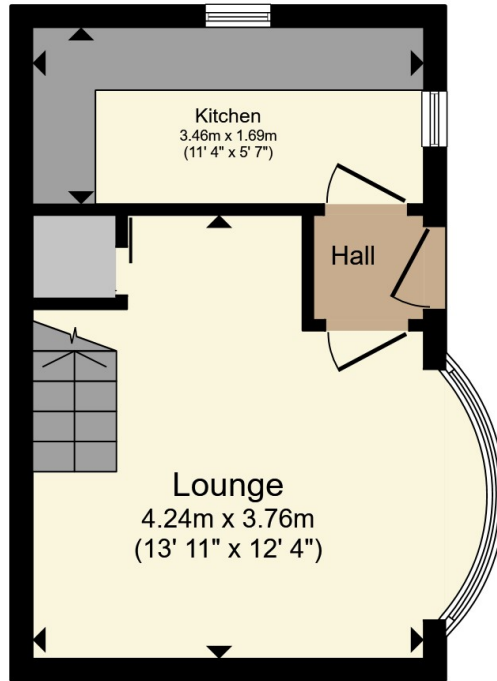
Parking

Allocated off road parking space to front/side of the property

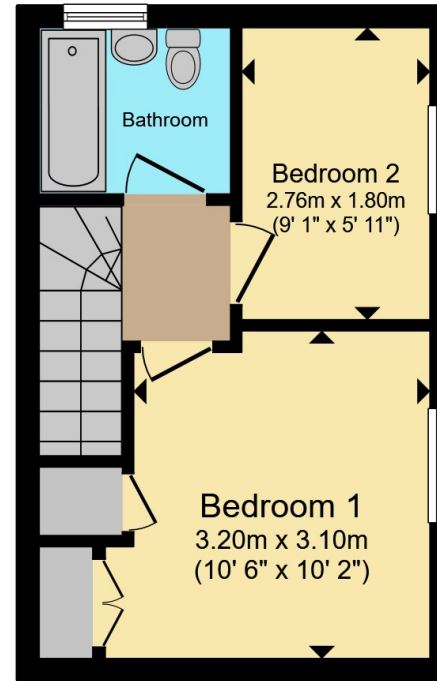








Ground Floor



First Floor

Total floor area 46.1 m² (496 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



To view this property please contact Connells on

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Unit 9 Russell Centre Coniston Road Flitwick
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305791



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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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