



**Connells**

Hickling Close  
Bedford



### Property Description

Property comprises of an entrance porch leading to the front reception room. There is a separate dining room with access to the separate kitchen which offers an array of eye and base level units with roll top work surfaces. There is space for white good appliances with an integral cooker. There is access to the rear garden via the dining room. On the first floor there are three bedrooms and a separate shower room and separate wc. There is loft access via the first floor landing.

Externally to the front there is a low maintenance paved frontage leading to the front door. To the rear there is a private garden mainly laid to herringbone block paving. There are flower and shrub borders with rear gated access. There is also access to the single garage to the rear.



**Ground Floor**

**Entrance Porch**

**Lounge**

**Dining Room**

**Kitchen**

**First Floor**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Shower Room**

**Separate Wc**

**External**

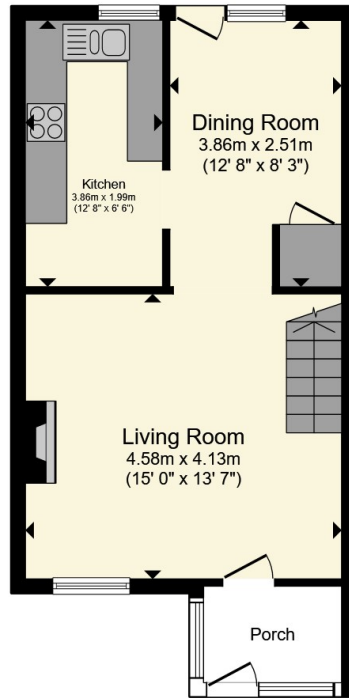
**Garage & Parking**

**Rear Garden**

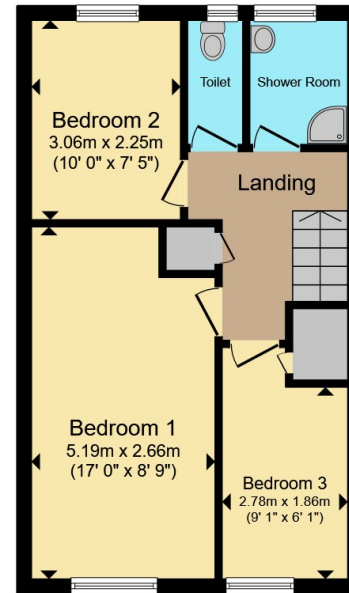




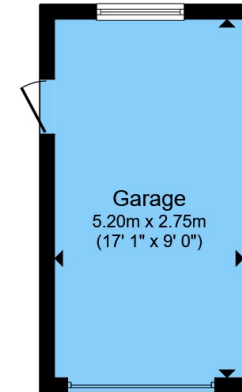




**Ground Floor**



**First Floor**



**Garage**

Total floor area 88.4 m<sup>2</sup> (951 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: Council Tax  
Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312837](http://connells.co.uk/Property/BED312837)**



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: BED312837 - 0002