



**Connells**

Ormesby Way  
Bedford



### Property Description

Located close to the River Great Ouse is this three bedroom family home. In need of modernisation and offering great potential this property is a must view. Offering approximately 1000 sq ft of accommodation across two floors the property comprises on the ground floor of an entrance hall with stairs to the first floor, two separate reception rooms and a separate kitchen offering ample eye and base level units with space for appliances. There is also access from the kitchen to the driveway down the side of the property. On the first floor there are three bedrooms and a separate bathroom and separate wc. There is access to the loft from the landing.

Externally to the front there is a lawned front garden with a driveway for two/three vehicles. To the rear there is a single detached garage and a private rear garden.

This property is a real little gem and we highly recommend an early viewing to avoid disappointment.



**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**First Floor**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**External**

**Front Garden**

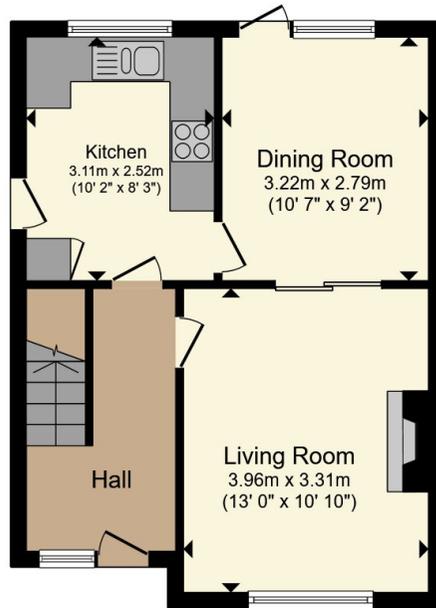
**Rear Garden**

**Garage & Driveway**

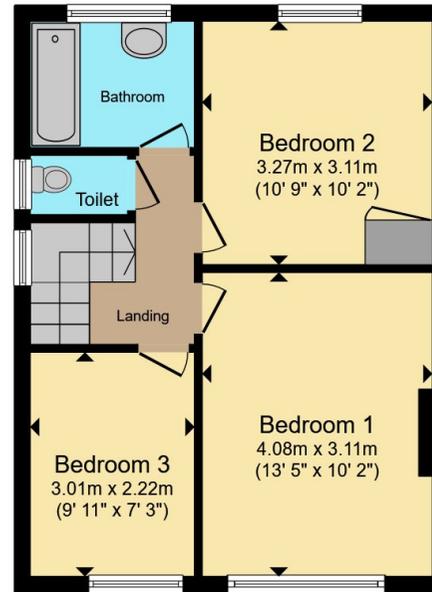




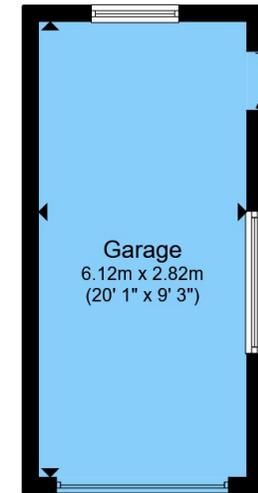




**Ground Floor**



**First Floor**



**Garage**

Total floor area 97.0 m<sup>2</sup> (1,044 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

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EPC Rating: Awaited  
Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED312116](http://connells.co.uk/Property/BED312116)**



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