



Connells

The Boundary  
Bedford



### Property Description

Offered to the market CHAIN FREE, this beautifully presented three-bedroom end-terrace home is ideally situated in the highly sought-after northern area of Bedford, making it a perfect choice for families, first-time buyers, or investors alike.

From the moment you step inside, the property impresses with a welcoming entrance porch that flows seamlessly into a spacious and stylish kitchen/diner-ideal for both everyday living and entertaining. A separate utility area adds practicality, while the modern ground-floor shower room to the rear enhances convenience.

To the right of the property, you'll find a bright and airy open-plan living/dining room, designed with comfort in mind and featuring patio doors that open directly onto the garden-perfect for indoor-outdoor living during the warmer months.

Upstairs, the first floor boasts three well-proportioned bedrooms, all offering versatile space, alongside a contemporary second shower room.

Externally, the home continues to impress with a fully enclosed, low-maintenance rear garden-ideal for relaxing or entertaining-as well as the added benefit of off-road parking to the rear.



**Entrance Porch**

**Lounge**

**Kitchen**

**Shower Room**

**First Floor**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Shower Room**

**External**

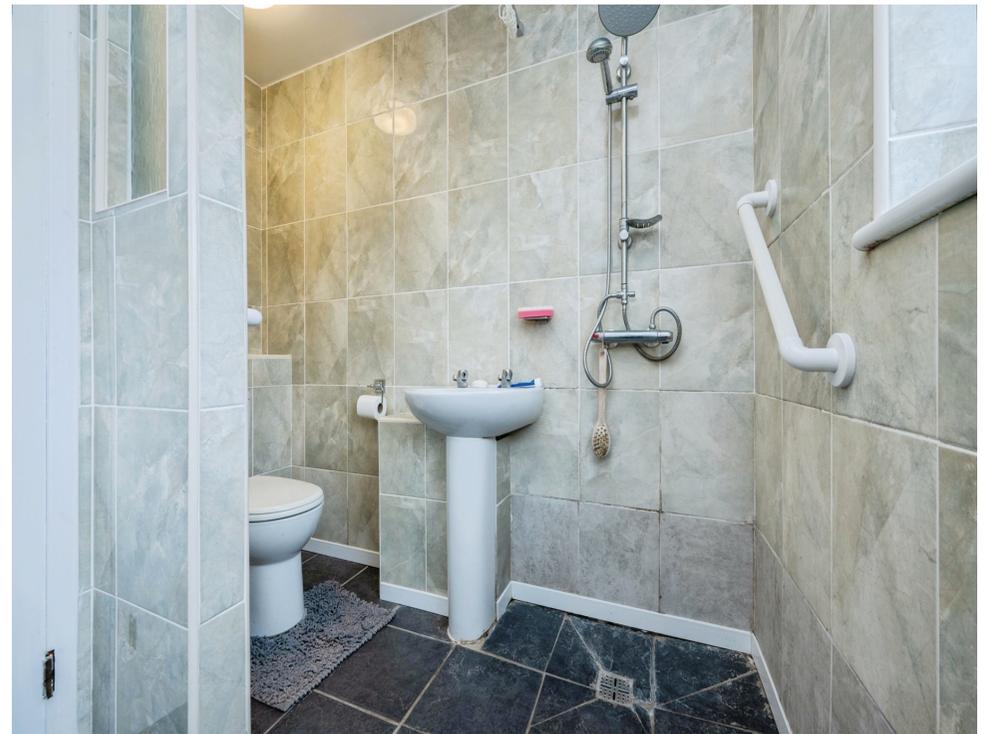
**Rear Garden**

**Off Road Parking**

**Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

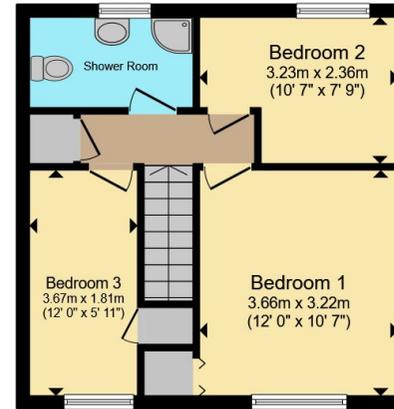








**Ground Floor**



**First Floor**

Total floor area 85.5 m<sup>2</sup> (920 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)



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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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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.

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