

Connells

Gold Furlong
Marston Moretaine Bedford

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Marston Moretaine Bedford MK43 0ED

for sale offers in excess of
£330,000







Property Description

Connells are delighted to bring to market this versatile and spacious property situated within an extremely popular residential location, this semi-detached three bedroom townhouse offers well-balanced accommodation arranged over three floors, perfectly suited to modern family living. Benefiting from front and rear gardens, a separate garage and flexible internal space, the property provides an excellent opportunity for first time buyers, home movers or investors alike.

The front door welcomes you into the ground floor with an entrance hall leading to a convenient cloakroom and a dedicated study, ideal for those working from home. To the rear of the property is a superb open-plan kitchen/dining space, creating the true hub of the home and offering ample space for both family meals and entertaining guests, with direct access to the rear garden.

The first floor provides highly adaptable accommodation, comprising a generous principal bedroom complete with en-suite bathroom facilities, together with a further reception room that can be utilised as a lounge, second bedroom, playroom or home office, depending on individual requirements.

The top floor features two further well-proportioned bedrooms, served by a modern family bathroom, making this an ideal layout for growing families or those requiring additional guest accommodation.

Externally, the property enjoys enclosed rear and front gardens, offering space for outdoor dining, relaxation and children's play, useful garage.

Ground Floor

Entrance / Hallway

Door to front, radiator, storage.

Cloakroom

Low level wc, hand wash basin, tiled floor, radiator, extractor fan.

Study

Double glazed window to front, radiator,

Kitchen

Open plan kitchen, with wall to base fitted units, easy clean work surfaces, stainless steel sink with drainer, oven with hob and extractor fan above, plumbing for washing machine, space for fridge freezer, tiled flooring.

Dining Area

Open plan from kitchen - with partition units, double glazed patio doors leading to patio and rear garden.

First Floor

Living Room

Double glazed windows to rear aspect,TV point, radiator.

Main Bedroom

Double glazed windows to front aspect, radiator, access to en suite.

En Suite

Double width shower cubicle, low level wc, opaque double glazed window to side aspect, hand wash basin, extractor fan, shaver point, radiator.

Second Floor

Bedroom 2

Double glazed window, radiator, built in storage.

Bedroom 3

Double glazed window to front aspect, radiator.

Bathroom

Double glazed opaque window, radiator, bath mixer taps, wash hand basin, low level wc, extractor fan, shaver point.

Outside

Garage

Single garage with parking space.Up and over garage door. Separate to property.

Front Garden

Wall around perimeter with hedging and railings, paved footpath to front door, lawn areas.

Rear Garden

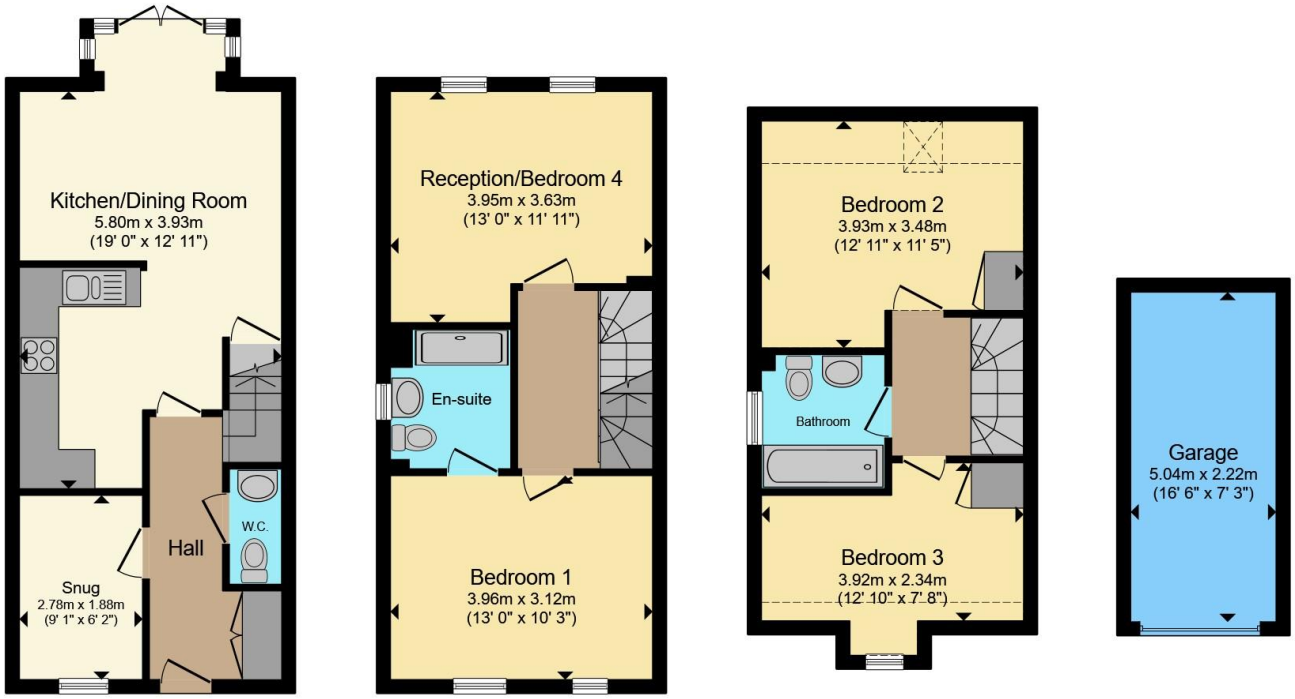
Enclosed rear garden, laid to lawn with patio area, side gate access.

Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"











Total floor area 116.0 m² (1,249 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

Connells

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305873

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.