



Situated in a quiet, residential area in the sought after village of Toddington, this 2 bedroom, end of terrace property, offers a stylish and modern lifestyle environment. Beautifully decorated and finished throughout, this home is within walking distance of all local amenities, including schools, shops, pubs and restaurants.

An ideal opportunity for first time buyers or professionals to secure themselves an exceptional new home.

Downstairs offers a welcoming entrance porch, a spacious living room plus a modern kitchen and a garden room which provides further space for relaxation. Upstairs, there are two double bedrooms together with a stylishly fitted bathroom.

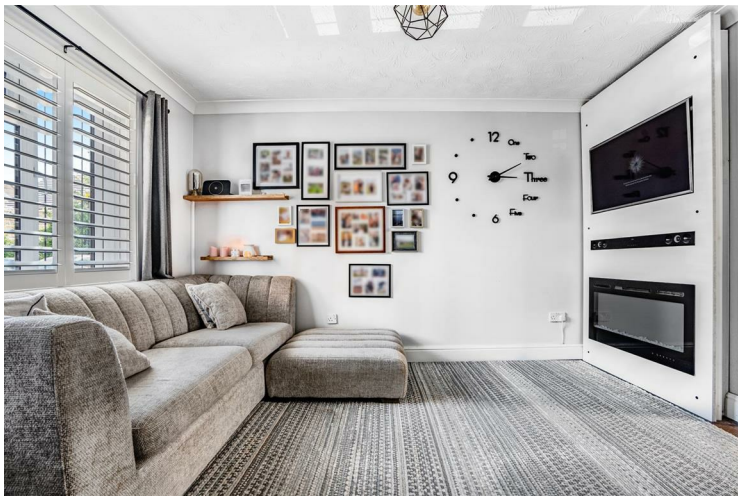
An easy to maintain rear garden offers a tranquil space for outside dining, whilst the at the front there are two dedicated car parking spaces immediately adjacent to the property.

Entrance Porch

Composite front door with obscured double glazed window to the front aspect. Radiator. Fitted carpet. Part glazed door leading to the lounge.

Living Room

Double glazed window with shutters to the front aspect. Stylish vertical radiator. Wooden laminate flooring. Feature wood panelled wall. Carpeted stairs leading to the first floor accommodation.



Kitchen

Fitted with a modern range of grey gloss wall and base units with work surface over and a single drainer sink unit. Electric oven and hob with extractor hood over. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Part tiled walls and wooden laminate flooring. Stylish vertical radiator. Double glazed window to the rear aspect and a double glazed door leading to the garden room.



Garden Room

Timber construction with double glazed window to the rear aspect and double glazed patio doors leading to the rear garden. Timber floor. Overhead infra red electric heater. Outside tap. Door leading to storage space at side of the property with light and power.



Landing

Providing access to the bedrooms and family bathroom. Fitted carpet. Hatch to partially boarded loft space housing immersion heater.

Bedroom One

Double glazed window with shutters to the front aspect. Built in wardrobe. Fitted carpet. Radiator.



Bedroom Two

Double glazed window with shutters to the rear aspect. Radiator. Fitted carpet.



Bathroom

Comprising a WC, vanity unit with wash hand basin and spacious walk in shower cubicle. Tiled walls and wooden laminate flooring. Heated towel rail. Extractor fan.



To The Front

Two dedicated car parking spaces immediately adjacent to the property.



Rear Garden

A well kept rear garden with easy to maintain flower and shrub borders and an artificial lawn. Two patio areas. Boundary fencing with gated pedestrian access to the side.



NB

Services and appliances have not been tested.

Viewing

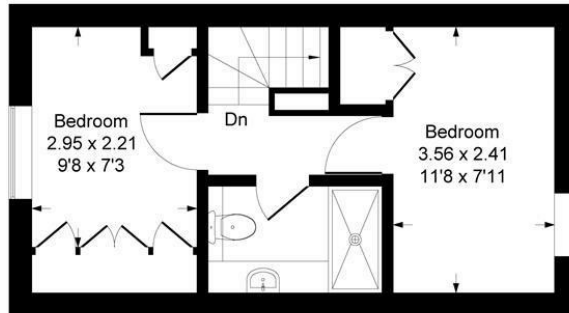
By appointment through Bradshaws.

Disclaimer

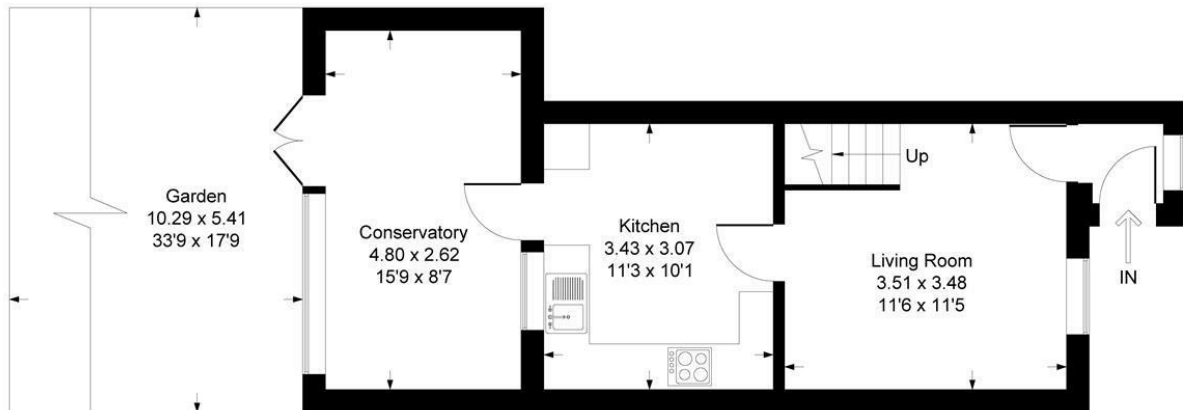
These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Frenchmans Close

Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



First Floor



Ground Floor

Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		88
	57	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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