

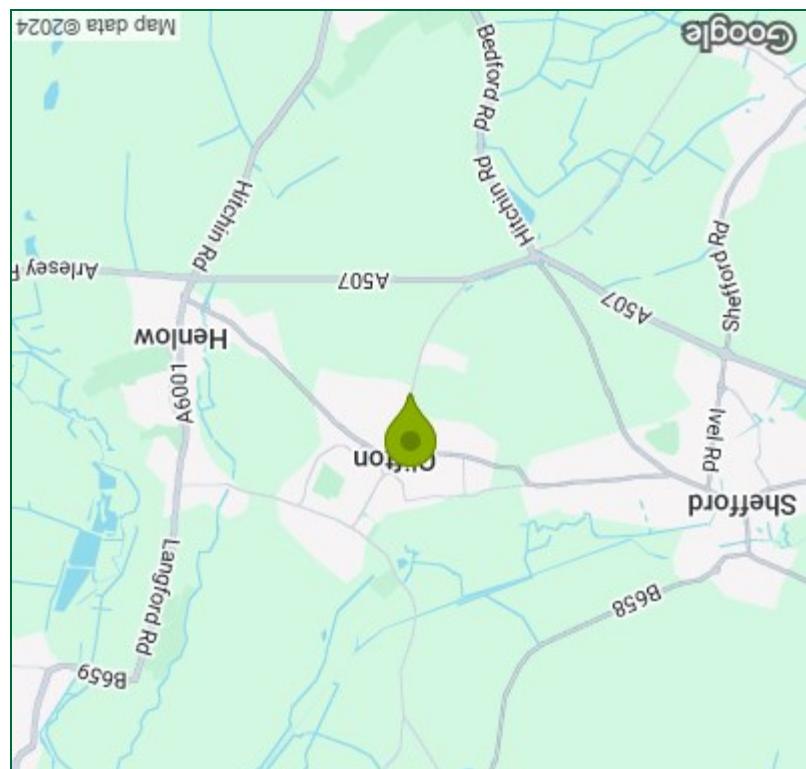


These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm has the authority to make or give any representation in respect of the property.

If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

Viewing

Energy Efficiency Graph



Area Map



Floor Plan



New Road,

Clifton | Beds

£165,000



**Entrance Hall**  
Entrance door, radiator, storage cupboard.

**Lounge/Diner**  
19'8" x 15'11"  
Dual aspect room with windows to front and side, two radiators, fire place with wooden surround.

**Kitchen**  
10'8" x 9'7"  
Range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, tiled splash back, radiator, inset spotlights, window to side.

**Utility**  
6'5" x 5'2"  
Window to side, wall mounted boiler, plumbing for washing machine, airing cupboard housing hot water tank.

**Bedroom One**  
11'9" x 9'7"  
Window to side, radiator, large walk in storage cupboard with, radiator, light and hanging rail.

**En-suite**  
Suite comprising of shower cubicle with wall mounted shower, low level w.c, pedestal wash hand basin, radiator, part tiled walls, extractor fan, window to rear.

**Bedroom Two**  
10'5" x 9'7"  
Window to side, radiator, fitted wardrobes.



**Bathroom**  
Suite comprising of panel enclosed bath, wall mounted electric shower, part tiled walls, low level w.c, wash hand basin, radiator, window to side.

**Study**  
8'6" x 6'0"  
Window to side, radiator.

**Front Garden**  
Block paved driveway leading to garage and providing off road parking, rest laid to decorative stones with path leading to front door.

**Garage (Rented)**  
19'7" x 8'11"  
Up and over door, power and light, personal door to side.

**Rear Garden**  
Fully enclosed, low maintenance rear garden laid to block paving.

**Agents Notes**

Over 55's for home ownership.  
Council Tax Band A.  
Service charge including garage rental and water £TBC.

