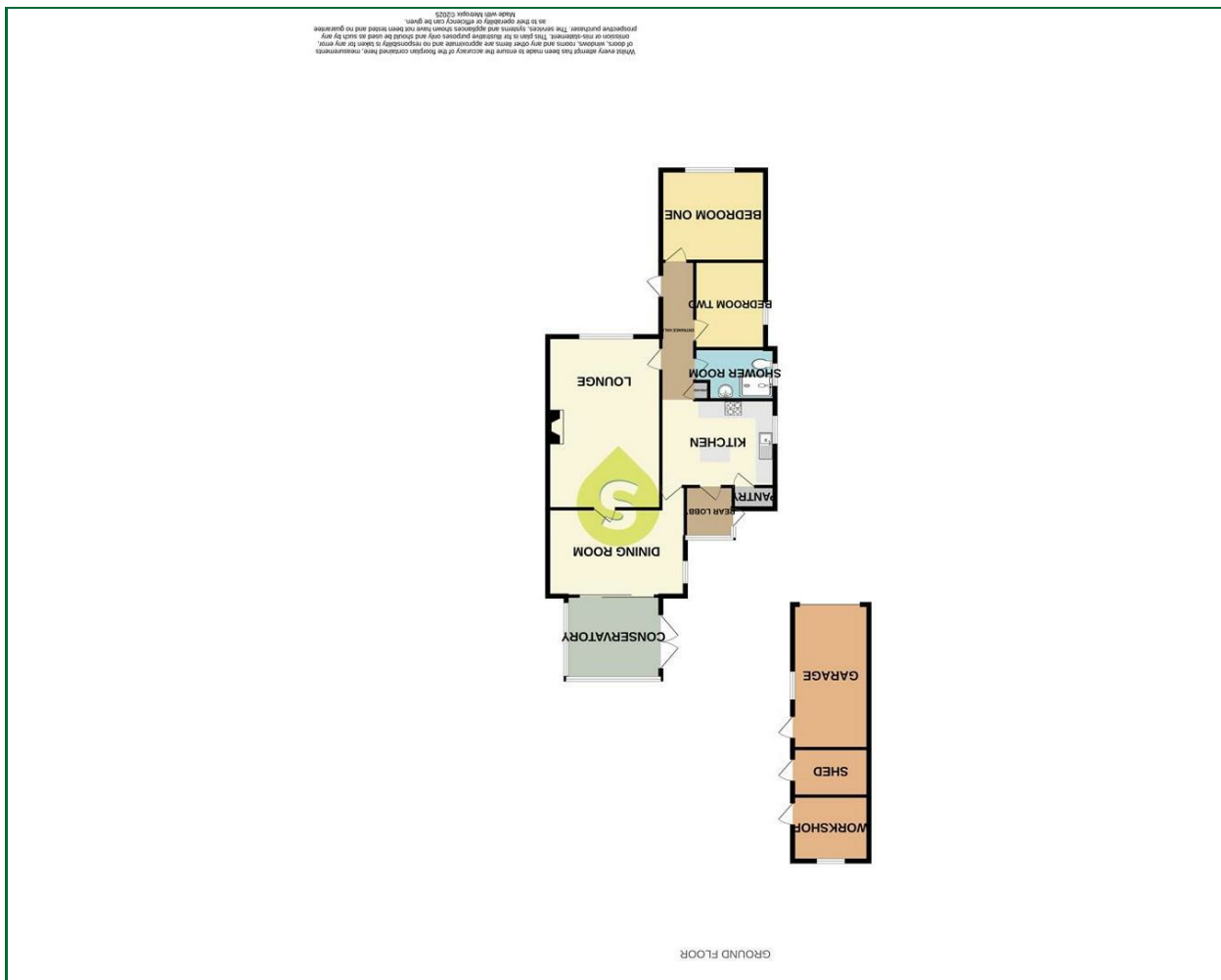




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

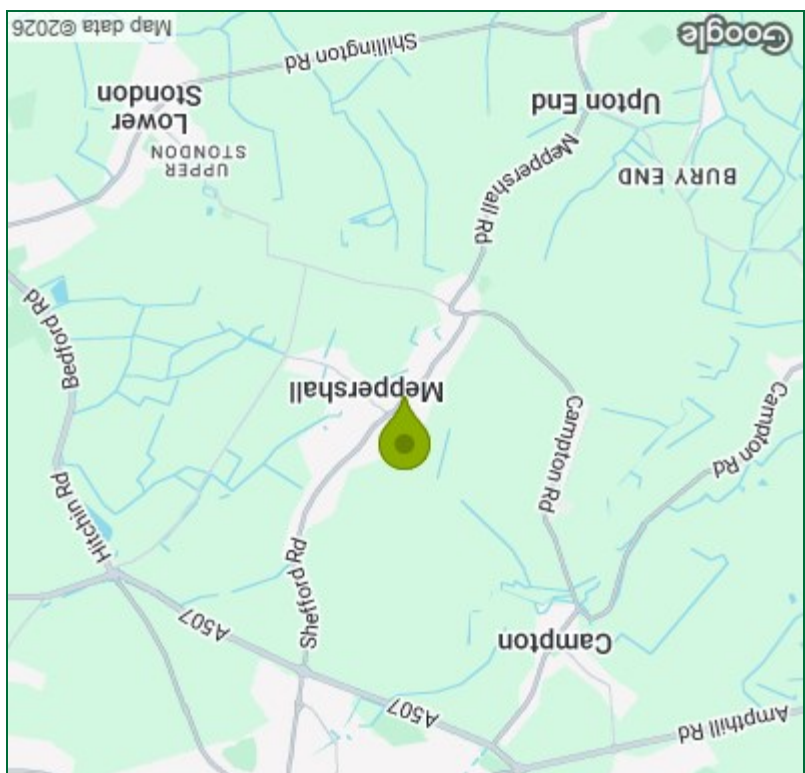
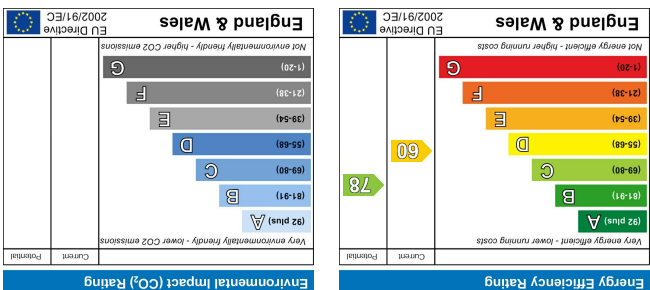
If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

### Viewing



Floor Plan

### Energy Efficiency Graph



Area Map



High Street,  
Meppershall | Bedfordshire  
£450,000



**Entrance Hall**  
Entrance door, radiator.

**Kitchen**  
13'8" x 10'0"  
Range of base and eye level units with roll top work surfaces, inset one and a half sink unit with mixer tap, integrated electric oven with gas hob over, integrated dishwasher, plumbing for washing machine, wall mounted gas boiler, part tiled walls, large pantry, freestanding breakfast bar area, uPVC double glazed window to side.

**Lounge**  
20'3" x 18'1"  
uPVC double glazed window to front, radiator, gas fire with tiled surround and hearth, door to dining room.

**Dining Room**  
14'6" x 10'4"  
Sliding door to conservatory, wall mounted gas fire, door to kitchen, uPVC double glazed window to side.

**Conservatory**  
Brick and uPVC construction, two wall mounted electric heaters, fitted blinds to windows and ceiling, French doors to garden.

**Bedroom One**  
14'1" x 11'0"  
uPVC double glazed window to front, radiator.

**Bedroom Two**  
12'0" x 9'10"  
uPVC double glazed window to side, radiator, fitted wardrobes.



**Shower Room**  
Large walk in shower area with wall mounted shower, low level w.c, pedestal wash hand basin, part tiled walls, extractor fan, uPVC double glazed window to side, radiator.

**Front Garden**  
Large block paved driveway providing ample off road parking for several cars, double opening gates leading to garage and rear garden.

**Garage**  
17'0" x 8'11"  
Electric roller door, power and light, window to side, personal door to side.

**Brick Built Shed**  
8'11" x 5'7"  
Power and light.

**Workshop**  
8'11" x 7'8"  
uPVC double glazed window to rear, power and light.

**Rear Garden**  
A large fully enclosed garden, laid mainly to lawn with well stocked flower bed borders, block paved patio area, allotment area to rear of garden.

**Agents Notes**  
Freehold.  
Council Tax band C.

