



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.

Viewing

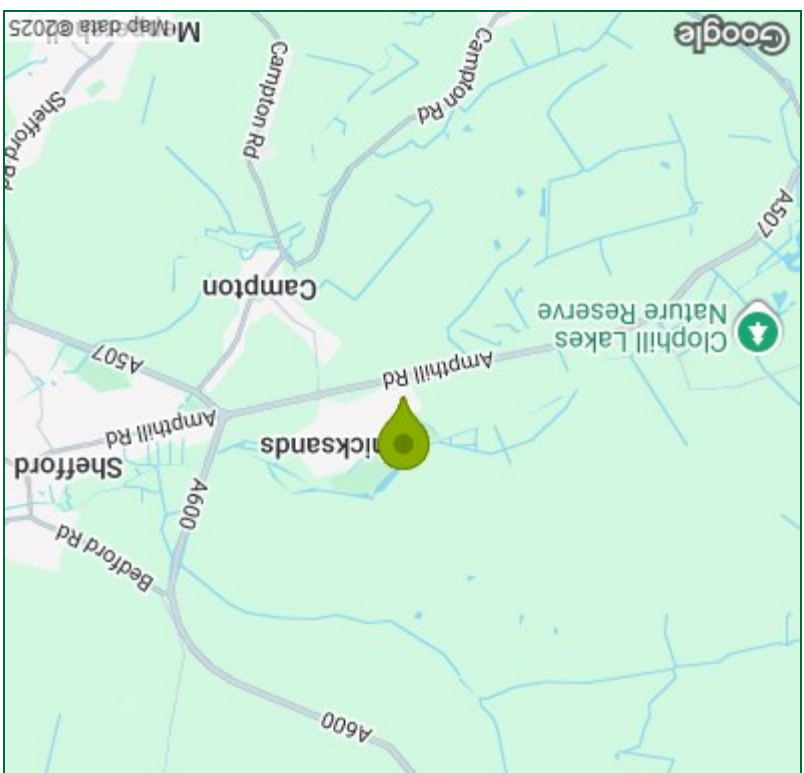
Please contact our Shefford Office on 01462 814087

If you wish to arrange a viewing appointment for this property or require further information.

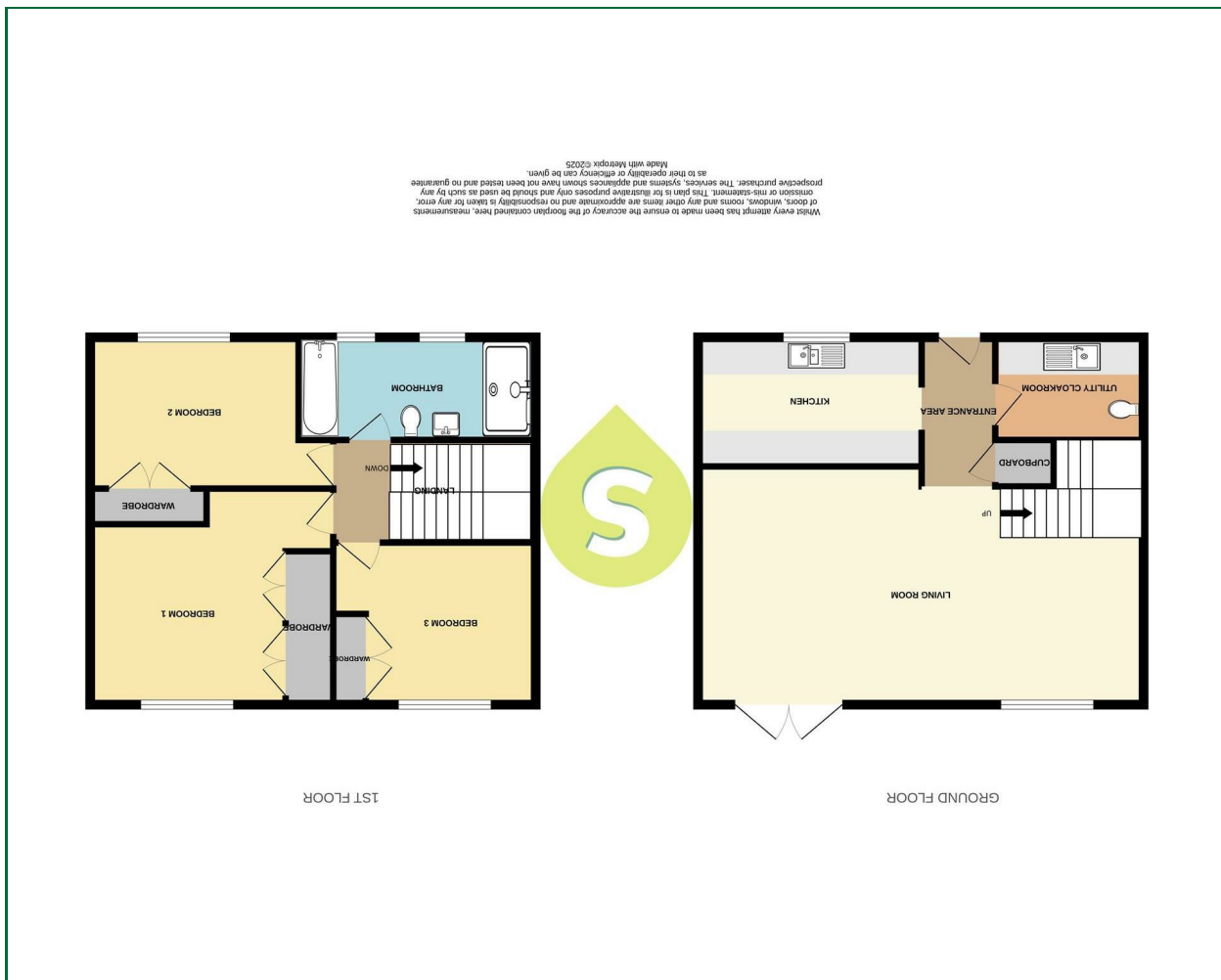
Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Graph



Area Map



Floor Plan



Hoover Place,
Chicksands | Beds
£350,000



Entrance Hall
Entrance door, radiator.

Cloakroom/Utility
Fitted base unit with roll top work surfaces over, inset porcelain sink with mixer tap, plumbing for washing machine, low level w.c. window to front.

Kitchen
13'5" x 7'10"
Fitted kitchen with a 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, cupboard housing wall mounted boiler, plumbing for dishwasher, electric cooker point, radiator, window to front.

Living Room
26'11" x 14'7"
Stairs leading to first floor, two radiators, window to rear, French doors to garden.

Landing
Access to all first floor rooms.

Bedroom One
12'0" x 10'10"
Window to rear, built in wardrobes, radiator.

Bedroom Two
12'5" x 10'1"
Window to rear, radiator, built in wardrobes.

Bedroom Three
12'3" x 9'4"
Window to front, radiator, built in wardrobes.



Bathroom
White suite comprising of panel enclosed bath, large, walk in double shower tray with wall mounted shower, low level w.c and wash hand basin in vanity unit, fully tiled walls, heated towel rail, tiled floor, two windows to front, inset spotlights.

Front Garden
Path leading to front door, rest laid to lawn.

Parking
Allocated parking spaces for two cars.

Rear Garden
A fully enclosed garden laid mainly to lawn, flower bed borders, concrete hardstanding creating patio area.

Agents Notes
Freehold.
Council Tax Band C.
Annual service charge payment for communal roads, gardens and water charges £TBC.

