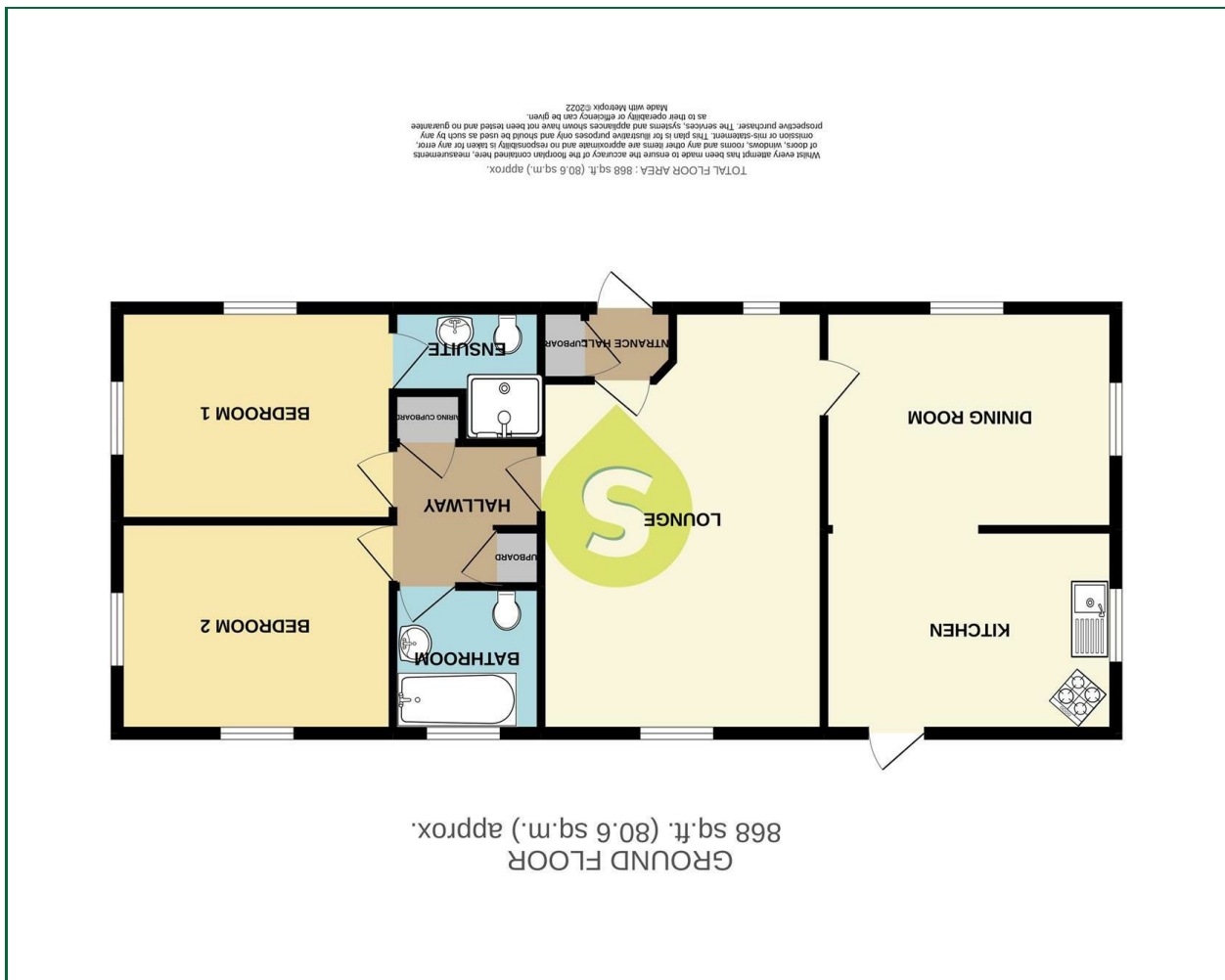




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

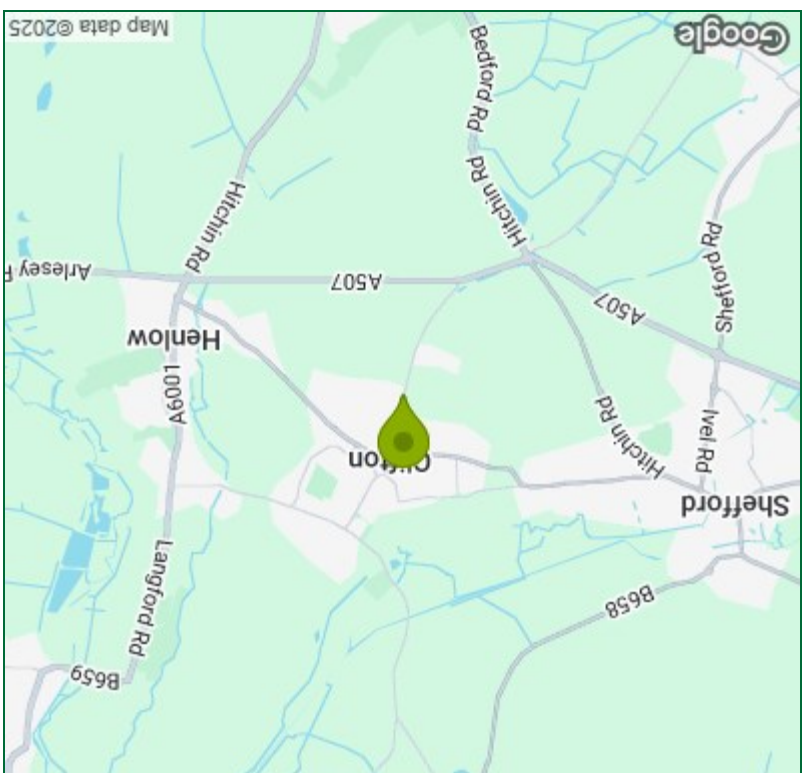
Please contact our Shefford Office on 01462 814087

Viewing



Floor Plan

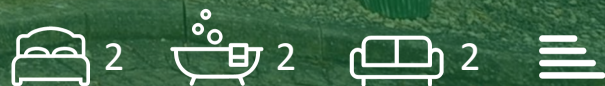
Energy Efficiency Graph



Area Map



New Road,
Clifton | Bedfordshire
£200,000



Entrance Hall

Entrance door, storage cupboard, door to:-

Lounge

19'5" x 12'9"

Window and door to garden, window to front, electric fire with wooden surround, two radiators.

Dining Room

13'2" x 9'11"

Two windows to front and side, two radiators, opening into:-

Kitchen

13'3" x 9'2"

Range of base and eye level units with roll top work surfaces, acrylic sink unit with mixer tap, tiled splash back, integrated double oven and hob, plumbing for dishwasher and washing machine, window to side, door to rear garden.

Inner Hall

Airing cupboard, additional storage cupboards, doors to both bedrooms and bathroom.

Bedroom One

12'5" x 9'7"

Dual aspect room with windows to front and side, radiator, fitted range of wardrobes, door to:-

En-Suite

Suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, radiator, window to front.



Bedroom Two

Dual aspect room with windows to side and rear, radiator, range of fitted wardrobes.

Bathroom

Suite comprising of panel enclosed bath, low level w.c, pedestal wash hand basin, tiled splash back areas, radiator, window to rear.

Front Garden

Mainly laid to lawn with paved path and steps up to front door.

Rear Garden

Paved patio area with path leading up to garage and driveway.

Garage and Driveway

Block paved driveway providing off road parking for two cars, garage with up and over door, power and light, personal door to side.

Agents Notes

Service charge £173.98 per month reviewed annually.

Water rates and ground rent included in service charge.

Garage is fully owned by the vendor.

Council tax band A.

Leasehold.

Over 55's development for park home ownership and over 28's for permanent residence.

No pets allowed on site.

