



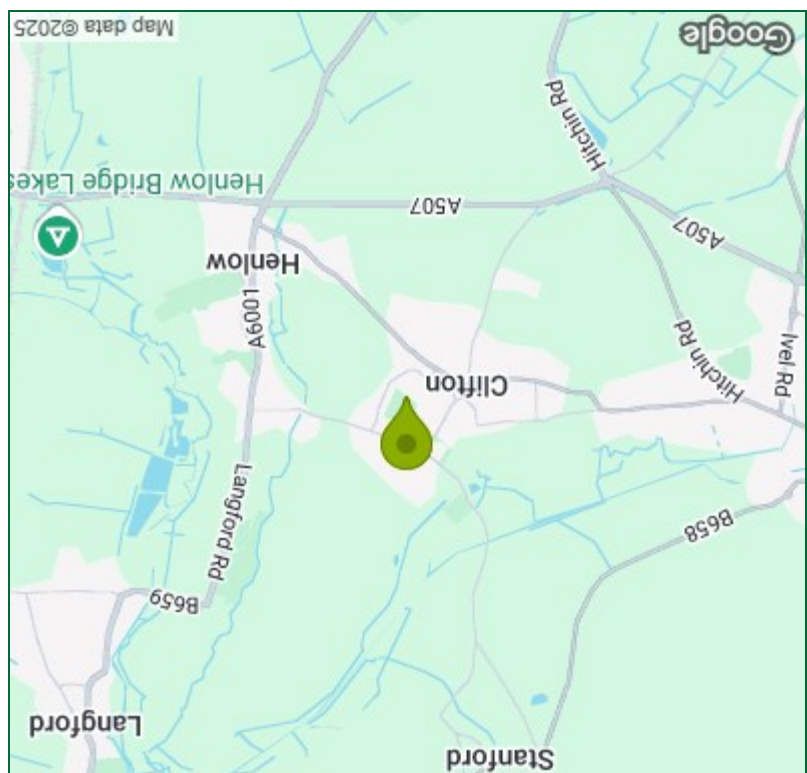
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

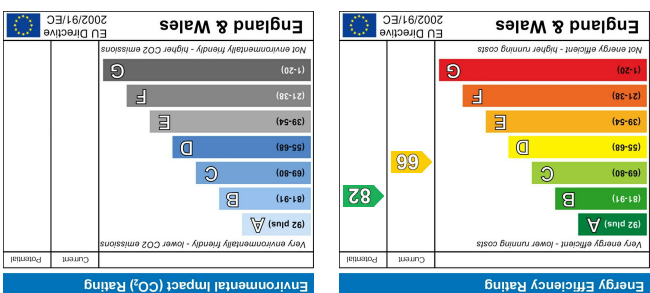
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Yew Tree Walk,
Clifton 1 Beds
£330,000



Entrance Porch

7'10" x 3'7"

Entrance door. (Space to create a downstairs w.c if required).

Entrance Hall

Stairs leading to first floor, door to:-

Living Room

22'8" x 13'5"

Spacious, dual aspect room with window to front and sliding patio doors to garden, two radiators, electric fire.

Kitchen

8'5" x 7'8"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, gas cooker point, plumbing for washing machine, wall mounted gas boiler, radiator, service hatch to living room, window and door to garden.

Conservatory

7'8" x 7'3"

uPVC double glazed construction.

Landing

Cupboard housing hot water tank, access to loft space, window to side.

Bedroom One

11'2" x 9'8"

Window to front, radiator.



Bedroom Two

9'8" x 9'0"

Window to rear, radiator, range of fitted wardrobes.

Bedroom Three

8'0" x 6'4"

Window to rear, radiator.

Bathroom

White suite comprising of panel enclosed bath with mixer tap, pedestal wash hand basin, low level w.c, tiled walls, radiator, window to rear.

Front Garden

Path leading to front door, rest laid to decorative stones, mature hedging, gated access to rear garden.

Rear Garden

Fully enclosed garden laid mainly to lawn, paved patio area, gated access to front and rear, personal door to garage. Hardstanding and gravelled area to front of garage providing off road parking.

Garage

16'6" x 8'0"

Up and over door, power and light, personal door to garden.

Agents Notes

Freehold.

Council Tax band C.

