



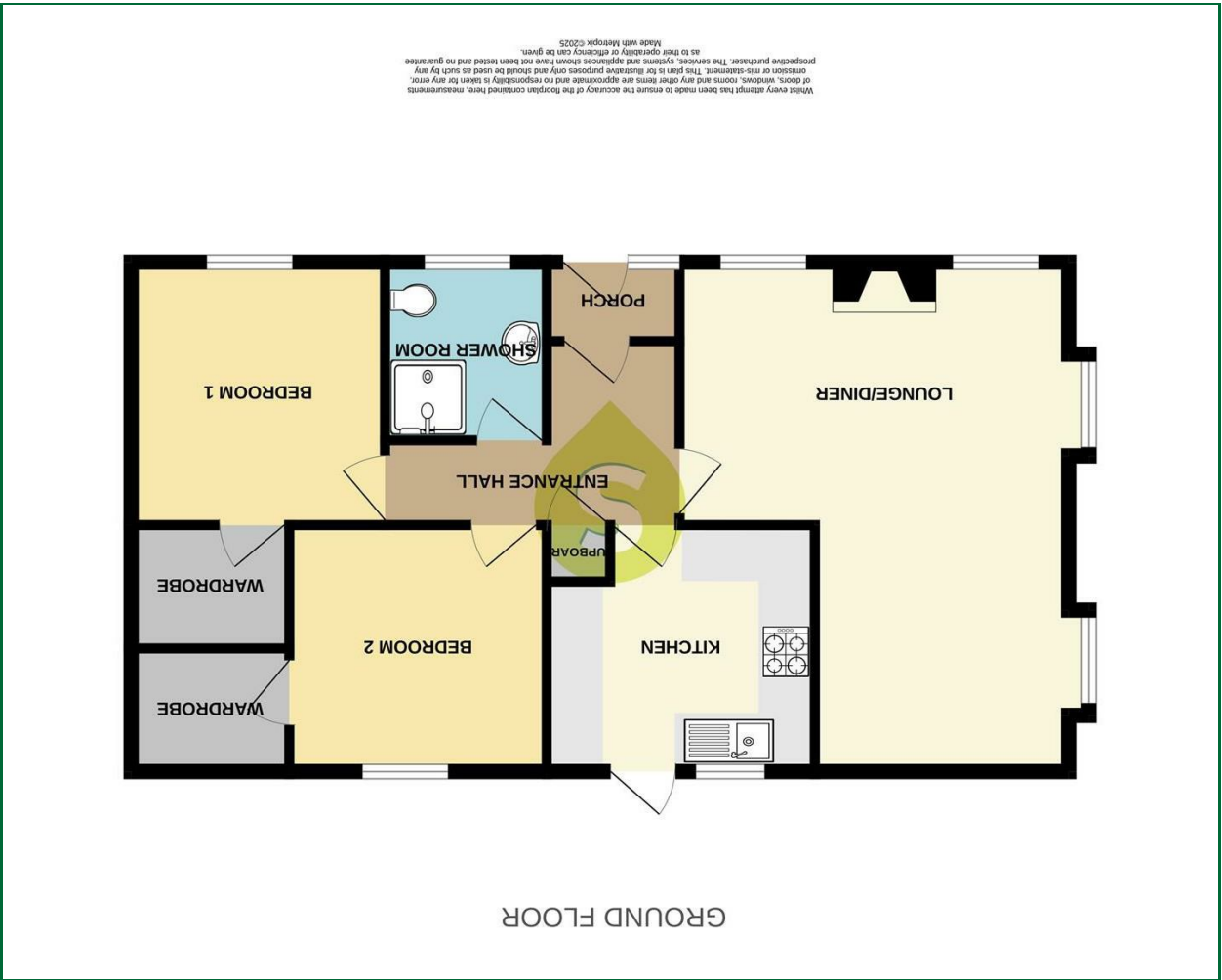




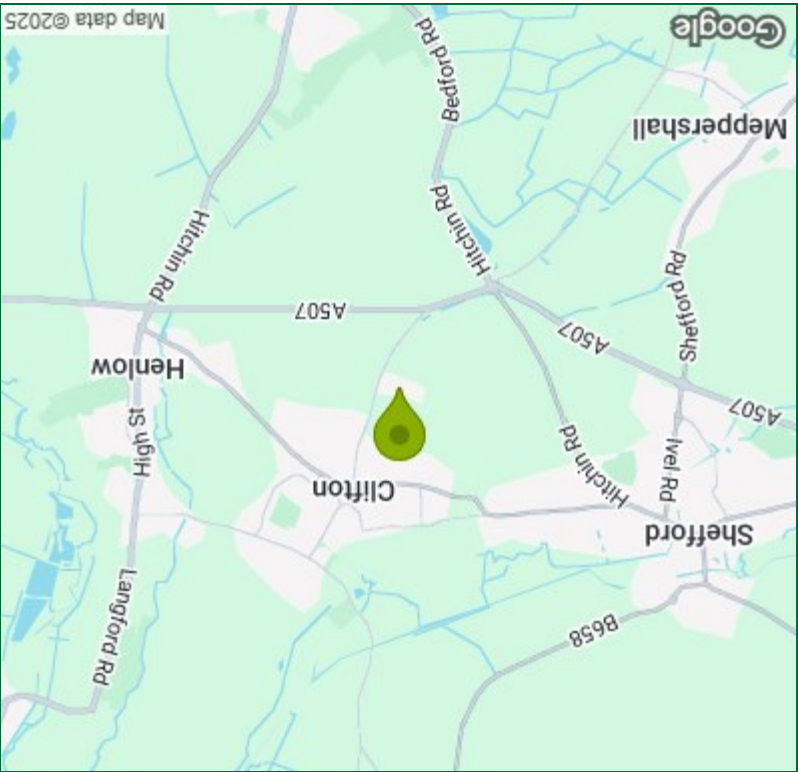
Clifton Park, New Road,
Clifton 1 Bedfordshire
£220,000

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Floor Plan



Area Map



Viewing

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

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.

Entrance Porch
Entrance door, window to front, door to:-

Entrance Hall
Doors to all rooms, storage cupboard.

Lounge/Diner
19'7" x 14'11"
A bright and airy dual aspect room with windows to front and side, two radiators, freestanding electric style log burner.

Kitchen
12'2" x 9'6"
A newly fitted kitchen with a range of base and eye level units with wooden work surfaces, inset stainless steel sink unit with mixer tap, integrated oven and hob, wall mounted gas boiler, plumbing for washing machine, service hatch to dining area, inset spotlights, window to side, door to rear.

Bedroom One
9'10" x 9'8"
Window to side, radiator, large walk in wardrobe with light.

Bedroom Two
9'6" x 8'11"
Window to side, radiator, large walk in wardrobe with light.

Shower room
A newly fitted shower room with fully enclosed shower cubicle and wall mounted shower, low level w.c, wash hand basin in vanity unit, extractor fan, window to side.



Front Garden
Block paved driveway leading to garage, low maintenance landscaped areas, path leading to front door, gated access to rear garden.

Garage
Up and over door, power and light, personal door to side.

Rear Garden
Paved patio area, block paved path extending around the property, low maintenance landscaped area.

Agents Notes
Leasehold
The ground rent is £50.52 per week. This includes the rental of the garage (£8.58 per week) and water (£6.75 per week). Reviewed annually. TBC as part of sale.
Council Tax band A.
EPC Exempt.

