

**DG**  
Property  
Consultants  
Estd. 2000



## **Hexton Road, Barton-Le-Clay, Bedford, Bedfordshire MK45 4JZ**

### **Asking Price £284,995**

DG Property Consultants are pleased to present this charming and well-maintained two-bedroom terraced cottage located on Hexton Road in the picturesque village of Barton-Le-Clay, Bedford. This delightful property boasts a spacious reception room, alongside two comfortable bedrooms, refitted kitchen and beautifully presented bathroom. The cottage is ideally positioned near the heart of the village, allowing easy access to a variety of local amenities, highly regarded primary school, making it an excellent choice for those with children. Nature enthusiasts will find themselves in a prime location, with the stunning open countryside and the foothills of the Chilterns just a stone's throw away. The nearby Barton Springs, part of the Barton Hills National Nature Reserve.

For commuters, this property is exceptionally well-connected, with convenient rail links to London available via Flitwick or Harlington, making it an ideal home for those who work in the city but prefer the tranquillity of village life. Outside the property boasts a delightful private landscaped rear garden.

In summary, this beautifully presented terraced cottage in Barton-Le-Clay offers a perfect blend of comfort, convenience, and natural beauty, making it a wonderful opportunity for both first or second-time buyers and those looking to downsize. We invite you to view this lovely home and discover all that it has to offer.



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PROTECTED

The Property  
Ombudsman

## Ground Floor Accommodation

### Lounge/Dining Room

11'6" x 11'0" (3.51m x 3.35m)



Hardwood entrance door, replacement uPVC triple glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s) with six recessed ceiling spotlights, feature original brick built open fireplace with timber mantle over, opening kitchen.

### View of Lounge/Diner



### Fitted Kitchen

7'6" x 11'0" (2.29m x 3.35m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbing and space for automatic washing machine, space for a fridge/freezer and cooker, electric point for cooker, replacement uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), opening to inner lobby.

### View of Fitted Kitchen



### View of Fitted Kitchen



## Inner Lobby



## View of Bathroom



Carpeted stairs to first floor landing, stable door to rear to garden, door to bathroom, ceramic flooring.

## Bathroom



Recently refitted with three piece suite comprising roll top bath with ornamental feet and independent overhead rain shower plus hand shower attachment over, wall mounted vanity wash hand basin and low-level WC, full height ceramic tiling to three walls, chrome heated towel rail, replacement uPVC double glazed window to rear, ceramic tiled flooring, two recessed ceiling spotlights.

## View of Bathroom



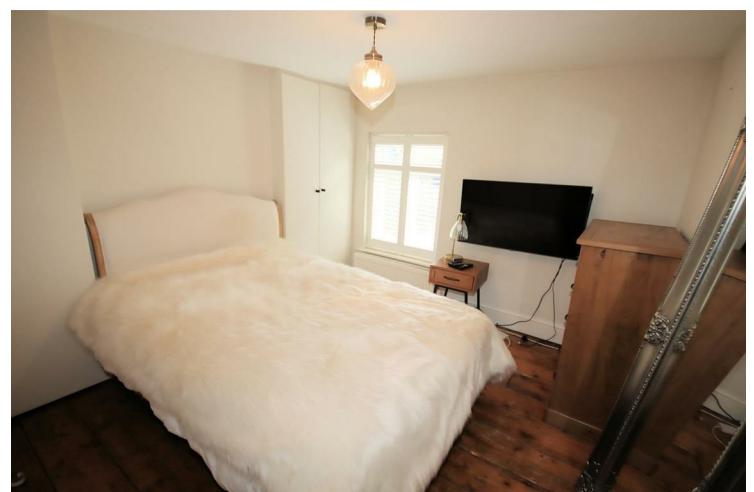
## First Floor Accommodation

### Landing

Fitted carpet, built-in storage cupboard , door to all first floor bedrooms.

### Bedroom 1

11'0" x 9'3" (3.35m x 2.83m)



Replacement uPVC triple glazed window to front, two built-in double wardrobes, double radiator, exposed wooden flooring, TV point(s), double power point(s), access to loft space.

## View of Bedroom 1



### View of Bedroom 1



### Rear Garden



### Bedroom 2

8'0" x 8'4" (2.44m x 2.54m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), over-stairs storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

### View of Bedroom 2



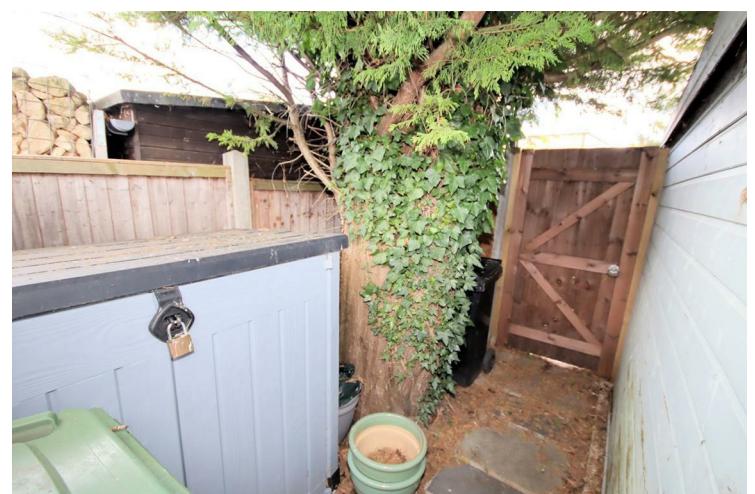
### Outside of the property

Well presented private rear garden with paved patio area, steps leading down to the artificial lawn, timber shed. Access to the the front via gated access behind the garden shed.

### View of Rear Garden



### View of Rear Garden



### Council Tax Band

Council Tax Band : B

Charge Per Year : £1579.33

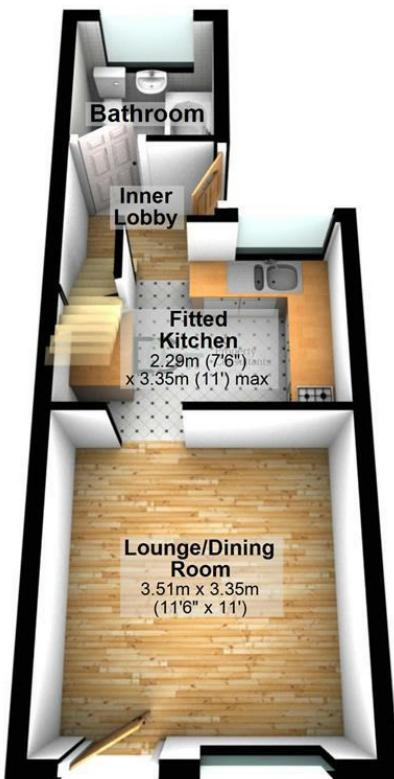
### MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations

should be conducted through DG Property Consultants.  
Supporting evidence will be required for your method of purchase.  
1. Cash purchase: Proof of funds.  
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

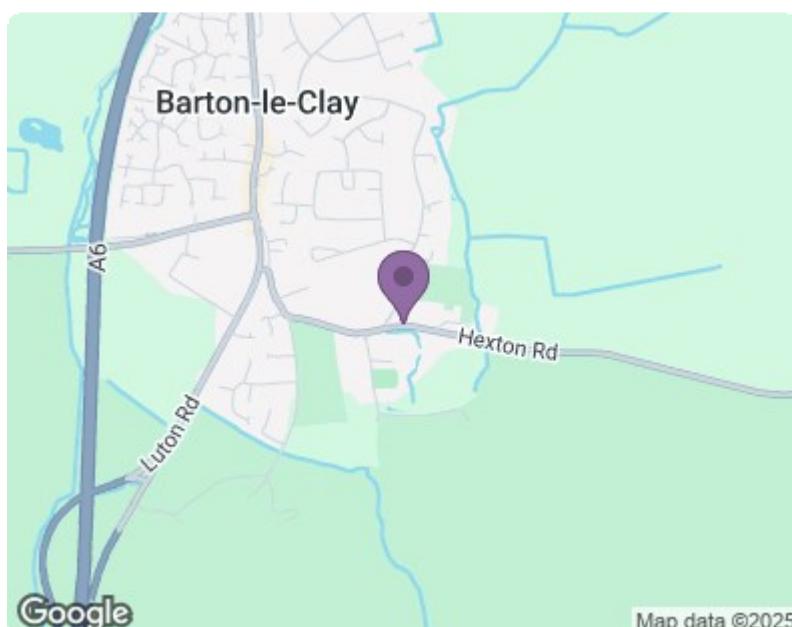
## Ground Floor



## First Floor



Total area: approx. 45.2 sq. metres (486.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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