



2 bed semi detached home is located in the desirable area of Toddington.

The accommodation comprises of entrance hall, WC, kitchen/diner, lounge with door through to rear garden and rear access. On the first floor there are two bedrooms, bathroom with shower over bath and storage.

This property also benefits from gas central heating, double glazing, enclosed rear garden, driveway parking for 3 cars.

Ground Floor

Entrance Hall

10'2" x 3'7" (3.1 x 1.1)

Doors leading to WC, kitchen/diner and stairs to first floor

WC

5'6" x 2'7" (1.7 x 0.8)

White wash hand basin and low level WC. Window to front elevation.

Kitchen/Diner

16'4" x 11'9" (5.0 x 3.6)

Open-plan kitchen/diner, Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window to front and side elevation. Storage cupboard.

Lounge

15'1" x 11'1" (4.6 x 3.4)

Patio doors and window to rear elevation.

First Floor

Landing with doors to two bedrooms and bathroom. Access to loft space.

Bedroom 1

15'1" x 10'5" (4.6 x 3.2)

Window to front elevation

Bathroom

6'10" x 5'6" (2.1 x 1.7)

White bathroom suite with shower over bath, Low level WC and wash hand basin. Window to side elevation.

Bedroom 2

15'1" x 9'6" (4.6 x 2.9)

Window to rear elevation

External

Enclosed rear garden with rear access with shed in situ. Driveway parking to the front of the property for 3 cars.


Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	