



20 Cambridge Road •

Dunton

SG18 8RS

£288,000

- END TERRACE 2 BEDROOM COTTAGE
- VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- PARKING TO REAR

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- MULTI FUEL BURNER IN LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY



Kennedy & Foster are delighted to offer for sale this 2 bedroom end of terrace cottage situated in the village of Dunton. This lovely character property, which is being offered chain free, has a lounge with a multi fuel burner, dining room, kitchen, conservatory and bathroom. To the rear is an enclosed rear garden and parking space to the rear. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

#### FRONT DOOR INTO:

#### LOUNGE

12' 01" x 11' 07" (3.68m x 3.53m) Multi fuel burner set in brick fireplace with wooden mantle over, shelving in alcove, uPVC double glazed window to front, cupboard housing consumer unit and meter. Archway to:

#### DINING ROOM

Exposed brick wall, under stairs storage cupboard, door to stairs leading to first floor, door to bathroom. Opening to:

#### **KITCHEN**

8' 03" x 7' 06" (2.51m x 2.29m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, space for cooker, washing machine and fridge, exposed brick work. Door to.

### CONSERVATORY

10' 05" x 6' 02" (3.18m x 1.88m) Electric panel, heater, power and light, French doors to rear garden.

### BATHROOM

Bath with mixer tap and shower over, low level W.C, vanity basin with cupboard under, heated towel rail, uPVC double glazed frosted window to rear, extractor fan, airing cupboard housing cylinder and shelving.

### FIRST FLOOR LANDING

#### **BEDROOM ONE**

11' 06" x 11' 00" (3.51m x 3.35m) Electric panel, heater, uPVC double glazed window to front, built in wardrobe with hanging rail and shelving.

### **BEDROOM TWO**

8' 11" x 8' 07" (2.72m x 2.62m) uPVC double glazed window to rear, loft hatch partially boarded, electric wall heater.

## OUTSIDE

# FRONT

Side access to parking space at rear of property.

# REAR GARDEN

Laid to lawn, gated side access, summer house, paved patio.



GROUND FLOOR

LET FLOOR





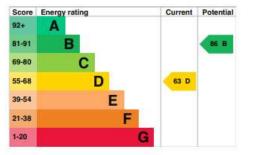
COUNCIL TAX BAND Tax band B

TENURE

Freehold

# LOCAL AUTHORITY

Central Bedfordshire Council



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