



CRANES

16 Thillans, Cranfield, MK43 0FZ

Offers Over £305,000









# 16 Thillans

Bedford, MK43 0FZ

- THREE BEDROOMS
- VILLAGE LOCATION
- EN-SUITE SHOWER ROOM
- OFF ROAD PARKING
- IDEAL FIRST TIME BUY
- IMMACULATELY PRESENTED
- DOWNSTAIRS CLOAKROOM
- SINGLE GARAGE
- KITCHEN/DINER

A wonderful opportunity has arisen to purchase this fantastically well presented three bedroom home. Pleasantly situated in the ever popular Bedfordshire village of Cranfield and close to all local amenities and bus routes, the property has the unusual benefit for a house of its type of both a downstairs cloakroom and en-suite shower room to the master bedroom. Additionally, the house comes with a single garage to the rear with parking in front. The accommodation fully comprises of entrance hall, downstairs cloakroom, kitchen/diner, lounge, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property has paved access to the front and to the rear, a fully enclosed garden with gated access leading to the single garage and parking. As the acting agents, we strongly recommend viewing to fully appreciate everything this wonderful home has to offer.



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## ENTRANCE HALL

## DOWNSTAIRS CLOAKROOM

**KITCHEN/DINER** 14'8" x 9'2" (4.49 x 2.8)

**LOUNGE** 16'1" x 11'2" (4.92 x 3.41)

**MASTER BEDROOM** 10'10" x 8'5" (3.32 x 2.57)

**EN-SUITE** 6'8" x 4'3" (2.05 x 1.32)

**BEDROOM TWO** 10'10" x 8'11" (3.32 x 2.73)

**BEDROOM THREE** 8'2" x 6'11" (2.49 x 2.13)

**FAMILY BATHROOM** 6'3" x 6'3" (1.92 x 1.92)













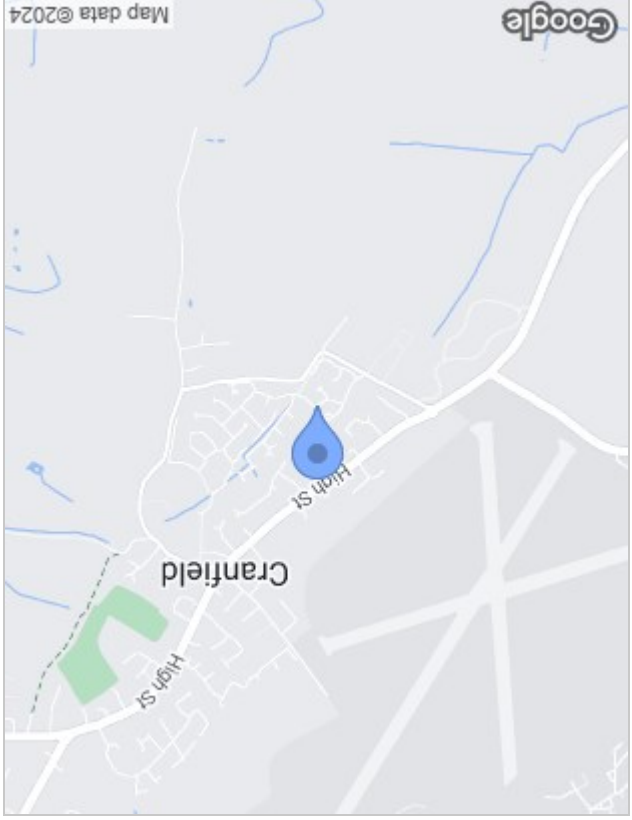
## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Future
81	93
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	

## Energy Performance Graph



Location Map