



CRANES

22 Berry Yard, Cranfield, MK43 0YQ

£217,000



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22 Berry Yard

Bedford, MK43 0YQ

- TWO BEDROOMS
- IMMACULATELY PRESENTED
- CUL-DE-SAC LOCATION
- PRIVATE GARDEN
- IDEAL FIRST TIME BUY
- 70% SHARED OWNERSHIP
- EXCEPTIONALLY SPACIOUS
- TWO PARKING SPACES
- MONTHLY RENT £255.68

We are delighted to be instructed to sell this immaculately presented and exceptionally spacious two bedroom home, Offered for sale as a 70% share on the ever popular shared ownership scheme, the property represents in ideal way to get onto the housing ladder for first time buyers. Pleasantly situated in this quiet cul-de-sac in the Bedfordshire village of Cranfield, the house comes with the added bonus of two allocated parking spaces. The accommodation fully comprises of entrance hall, downstairs cloakroom, kitchen, lounge/diner, two double bedrooms and a family bathroom. There are two private parking spaces to the front of the house and to the rear, a good sized and private garden with gated access. A monthly combined rent and service charge of £255.68 is payable on the share retained by the housing association. Any interested parties will be required to make a successful application to Paradigm housing association.

£217,000



ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

KITCHEN 9'1" x 8'10" (2.78 x 2.7)

LOUNGE/DINER 16'0" x 13'4" (4.88 x 4.07)

BEDROOM ONE 12'8" x 12'5" (3.87 x 3.79)

BEDROOM TWO 13'4" x 8'10" (4.08 x 2.71)

FAMILY BATHROOM 6'9" x 6'4" (2.08 x 1.94)









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.

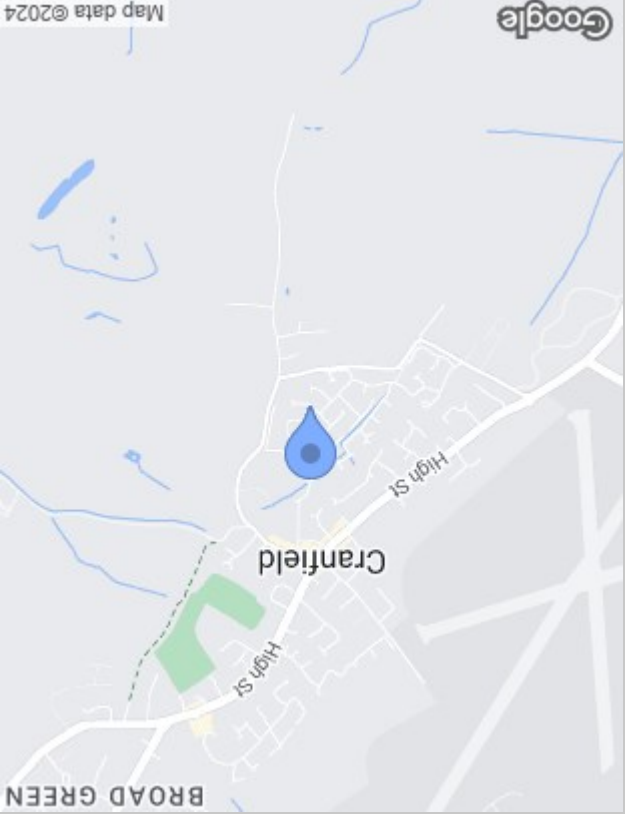
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

116b High Street, Cranfield, Bedford, MK43 0DG

Tel: 01234 750900 Email: sales@cranesproperty.co.uk www.cranesproperty.co.uk

Energy Efficiency Rating	
Current	96
Potential	84
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	

Energy Performance Graph



Location Map