



CRANES

2 East Hills, MK43 0EA

Offers In Excess Of £475,000





2 East Hills

Cranfield, MK43 0EA

- VIEWING HIGHLY RECOMMENDED
- STUNNING NON ESTATE LOCATION
- GARAGE AND ENCLOSED CARPORT
- EARLY VIEWING HIGHLY RECOMMENDED
- CONSERVATORY
- IN NEED OF REFURBISHMENT
- LARGE PLOT
- CLOSE TO VILLAGE CENTRE
- 4 BEDROOMS

A four bedroomed detached property in need of refurbishment situated in one of Cranfield's premier locations. Internally the accommodation comprises of an Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, Cloakroom, Four bedrooms and a Family bathroom, plus additional Shower Room. Externally there are large gardens to the front and rear as well as a garage and enclosed carport.

East Hills is one of Cranfield's most popular locations and is centrally located close to all local amenities including two public houses, a hairdresser, several take away restaurants, two small supermarkets (one housing the post office), a doctors' surgery, a dental practice and pharmacy. There is also a football club and 3G Astroturf pitch as well as two parks and plenty of walks down towards Marston Thrift.



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ENTRANCE HALL

LIVING ROOM 20'6" x 10'11" (6.250 x 3.33)

CONSERVATORY 11'4" x 8'11" (3.45m x 2.72m)

DINING ROOM 9'1" x 8'5" (2.770 x 2.585)

KITCHEN 14'4" x 8'5" (4.382 x 2.589)

CLOAKROOM

BEDROOM ONE 11'2" x 10'11" (3.420 x 3.33)

BEDROOM TWO 10'11" x 9'0" (3.33 x 2.745)

BEDROOM THREE 8'4" x 7'11" (2.548 x 2.420)

BEDROOM FOUR 8'11" x 7'1" (2.722 x 2.163)

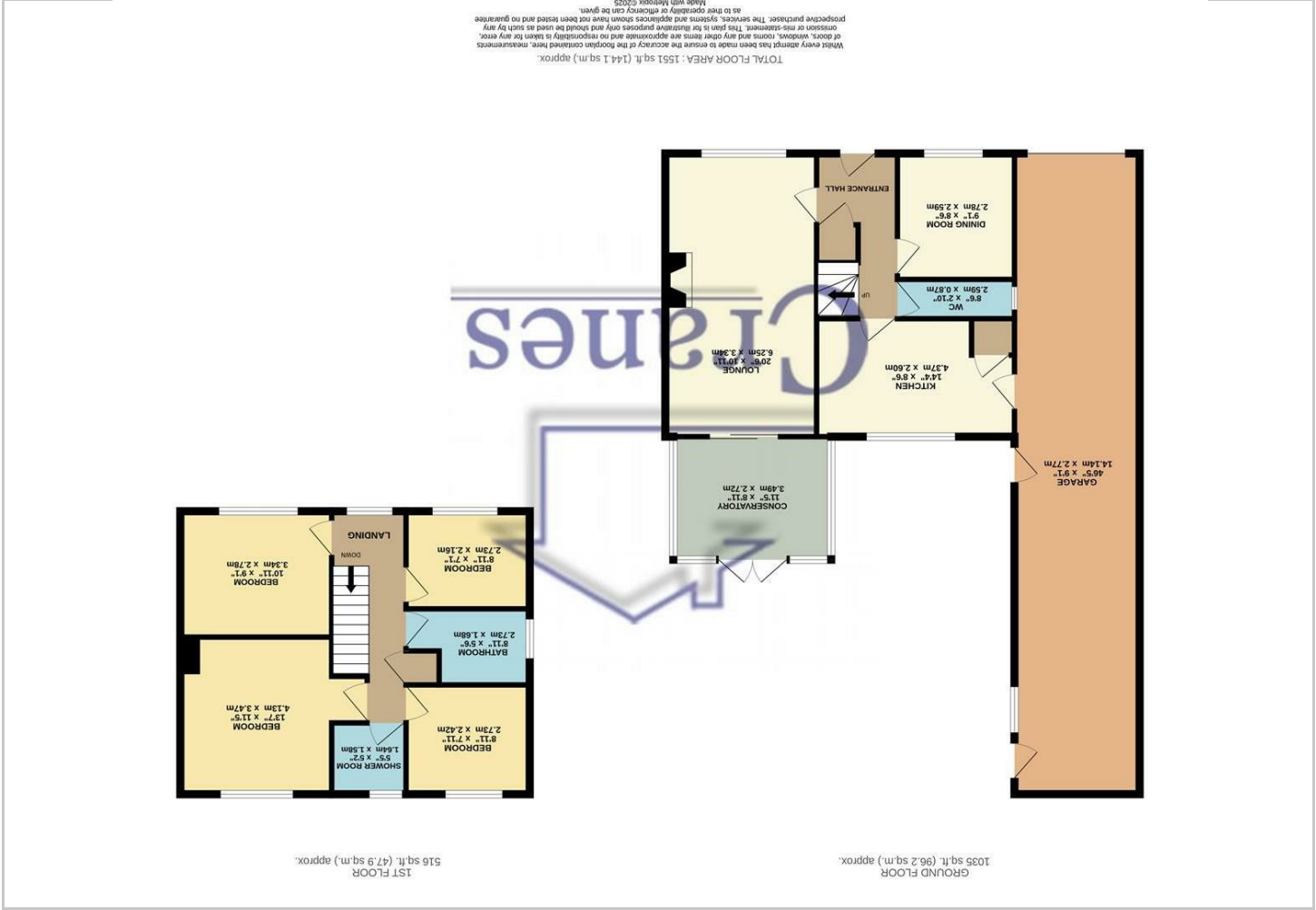
FAMILY BATHROOM

SHOWER ROOM





Floor Plans



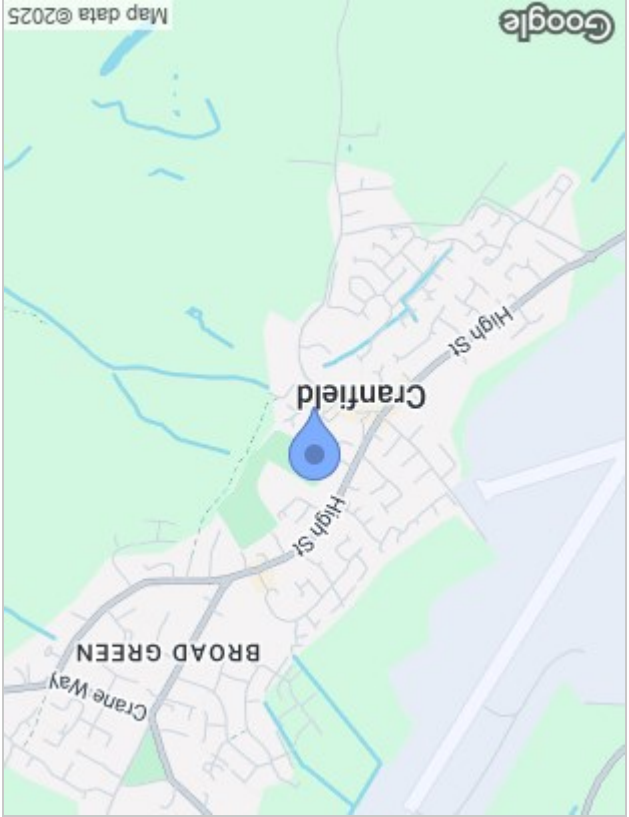
Viewing

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		
EU Directive 2002/91/EC	Current	Potential
	71	86
England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-93)		
A (94-plus)		
Very energy efficient - lower running costs		

Energy Performance Graph



Location Map