



**DG**  
Property  
Consultants  
Estd. 2000



## **Clipstone Cottages, Bedford Road, Barton-Le-Clay, Bedfordshire MK45 4LL** **Asking Price £315,000**

DG Property Consultants are delighted to be chosen as agents offering for sale this spacious and well-presented 2-bedroom terraced cottage, set back from the road with off road private parking. Centrally positioned in the heart of the Village of Barton-Le-Clay, close to all local amenities, this sought after village of Barton-Le-Clay offers many attractive local amenities. A sought-after primary school, open countryside with the foothills of the Chilterns and Barton Springs, part of Barton Hills National Nature Reserve all close by.

Excellent links for the commuter with rail links to London via Flitwick & Harlington stations, also within easy reach of the M1 junction 12.

Accommodation comprises: Entrance into a combined lounge/dining room, fitted kitchen with utility area, ground floor bathroom, Upvc conservatory, two first floor bedrooms, the master bedroom with a cloakroom, potential for an en-suite.

Benefits include Double glazing, gas central heating and no upper chain.

Call Team DG on 01582-580500 to arrange your viewing.



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## Ground Floor Accommodation

### Lounge/Dining Room

20'6" x 11'6" (6.25m x 3.51m)



Replacement uPVC double glazed bow bay window to front, uPVC double glazed entrance door, two radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), carpeted stairs to first floor landing, door to kitchen.

### View of Lounge/Dining Room



### View of Lounge/Dining Room



### Fitted Kitchen

10'6" x 6'6" (3.20m x 1.98m)



Fitted with a matching range of base units with worktop space over, ceramic sink unit with single drainer, stainless steel mixer tap and tiled splashbacks, space for fridge, freezer and electric cooker, (fridge, freezer and cooker can stay if required), window to rear, vinyl flooring, double power point(s), ceiling spotlights, glazed door to conservatory.

### View of Kitchen



### Utility Area

2'9" x 4'2" (0.83m x 1.27m)



Open plan utility area from the kitchen, with plumbing and space for washing machine (WM can stay if required).



## Conservatory

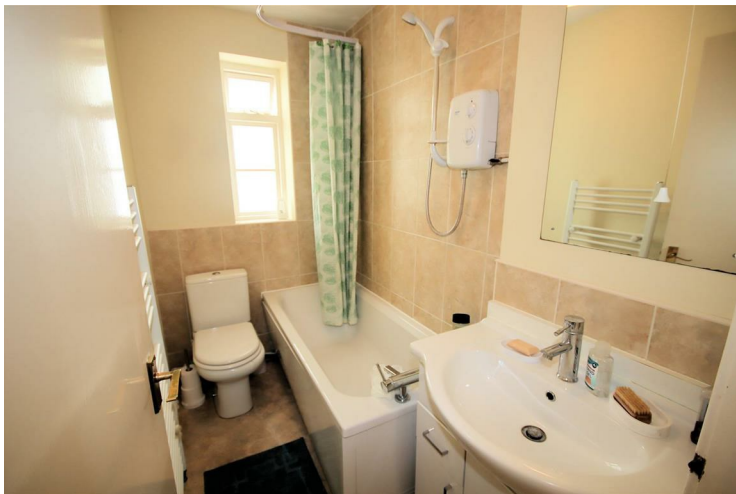


Half brick and uPVC double glazed construction with double glazed polycarbonate roof, power and lights connected, two windows to side, two windows to rear, wooden laminate flooring, double radiator, Upvc French style doors to the garden.

## View of Conservatory



## Family Bathroom



Three piece suite comprising panelled bath with independent electric shower over, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashbacks, low-level Wc, heated towel rail, replacement uPVC double glazed window to rear, vinyl flooring.

## First Floor Accommodation

### Landing

Fitted carpet, doors to bedroom 1 & 2. Access to loft space with ladder and light.

### Bedroom 1

11'0" x 14'6" (3.35m x 4.42m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), door to cloakroom, airing cupboard with hot water tank and immersion .

### View of Bedroom 1





### Cloakroom to Bedroom 1



Low level Wc, wash hand basin, vinyl flooring.  
Access to boiler cupboard.  
Potential to convert to an en-suite shower room.  
Boiler cupboard, access via cloakroom. Housing the central heating boiler serving central heating and hot water.

### Bedroom 2

9'5" x 8'6" (2.87m x 2.59m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

### Outside of the property

#### Property Approach



### Front Garden



Frontage outside front door for flowers and shrubs, gated side passage leading to rear garden.

### Rear Garden



Rear garden, artificial lawn, gravelled area, large timber storage shed.  
Side gated passageway leading to the front of the property.

### View of Rear Garden





### Off Road Parking Space



Allocated off road parking space to the front of the property.

### View of Parking Area



View of overall parking area, 1 space with the property.

### Council Tax Band

Council Tax Band : C

Charge Per Year : £1804.94

### MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - D G property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must

satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

### Ground Floor

Approx. 40.1 sq. metres (431.2 sq. feet)

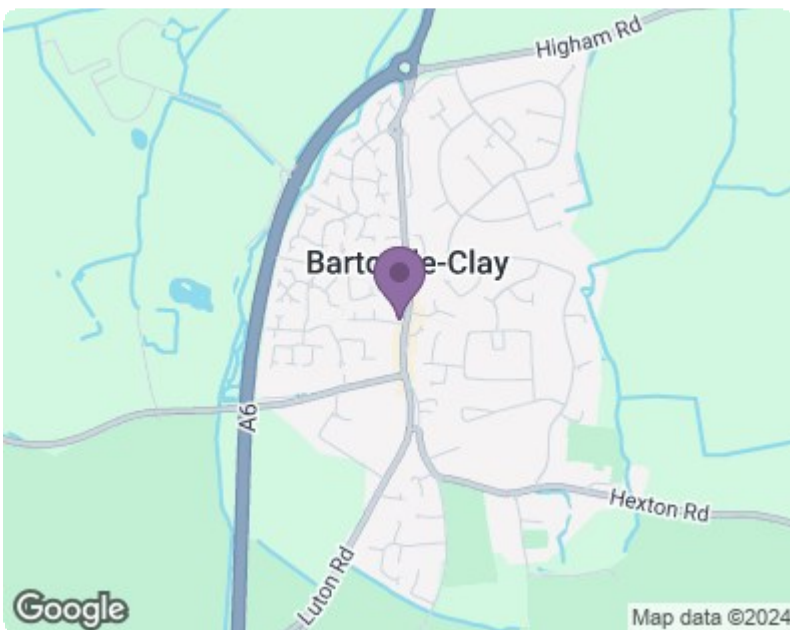


### First Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



Total area: approx. 68.1 sq. metres (733.0 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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