



DG
Property
Consultants
Estd. 2000



Simpkins Drive, Barton-Le-Clay, Bedford, Bedfordshire MK45 4RX

Asking Price £299,950

Positioned in the sought after village of Barton-Le-Clay, Simpkins Drive presents a delightful opportunity to acquire a beautifully presented two-bedroom terraced house. This property is ideal for first-time buyers or investment purchase.

Upon entering, you are welcomed into a spacious living room that offers a warm and inviting atmosphere. The well-appointed kitchen/diner has been refitted with patio door into the rear garden. The property boasts two generous double bedrooms, the family bathroom is equipped with a electric shower. Additional features of this lovely home include gas central heating and double glazing, ensuring. Outside, you will find both front and rear gardens, offering a pleasant outdoor space for garden activities. The property also benefits from off-road parking for two vehicles, a valuable asset in this desirable area.

Offered with no upper chain, this property is ready for you to move in and make it your own. With its appealing features and convenient location, this terraced house is not to be missed. To arrange a viewing, please contact Team DG at 01582-580500.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

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Ground Floor

Entrance

Wooden entrance door into the lounge.

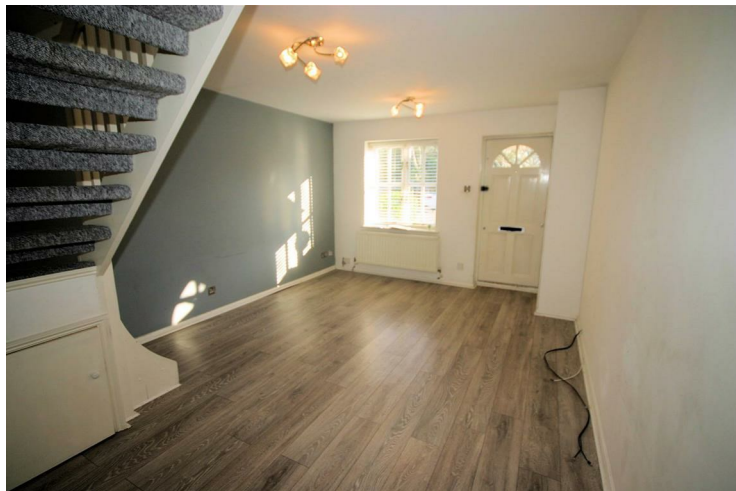
Lounge

15'6" x 12'0" (4.72m x 3.66m)



Sealed unit double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, storage cupboard, carpeted stairs to first floor landing, door to kitchen/dining room.

View of Lounge



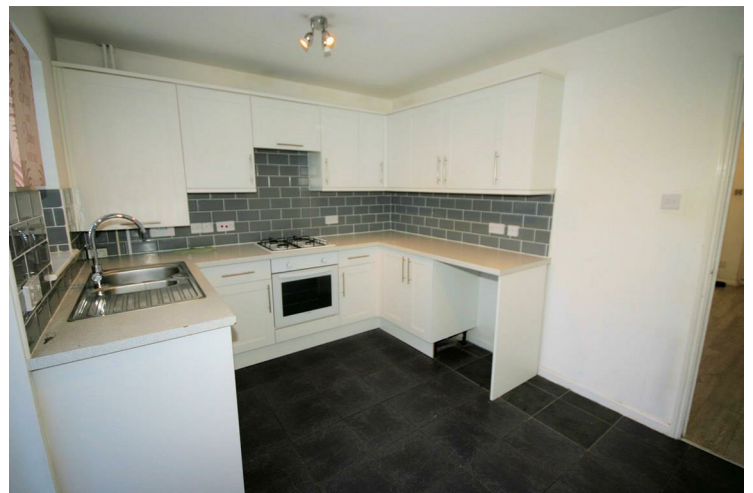
Kitchen/Diner

9'0" x 12'0" (2.74m x 3.66m)



Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, dishwasher and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, sealed unit double glazed window to rear with blind, double radiator, ceramic tiled flooring, double power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed patio doors to garden.

View of Kitchen / Diner



View of Kitchen/Diner



View of Bedroom 1



First Floor

Landing



Fitted carpet, double power point(s), textured ceiling, access to loft space, doors to all first floor rooms.

Bedroom 1

9'0" x 12'0" (2.74m x 3.66m)



Sealed unit double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

Bedroom 2

9'0" x 12'0" (2.74m x 3.66m)



Two sealed unit double glazed windows to front, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

View of Bedroom 2



Family Bathroom



Three piece suite comprising panelled bath with independent shower over, taps and shower curtain rail, pedestal wash hand basin and low-level, tiled splashbacks, extractor fan, single radiator, vinyl flooring, textured ceiling, airing cupboard.

Outside

Front Garden

Laid to lawn, shrubs to borders. Access via rear path to rear garden.

Rear Gardnen



Enclosed by timber panelled fence, paved patio area, laid to lawn, new garden shed, access to front via rear gate.

Allocated Parking Space

2 x Allocated parking space to the front.

Council Tax Band

Council Tax Band: C

Charge Per Year: ££1,483.58

MISDESCRIPTIONS ACT - Sales

Should you 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 - dg 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.

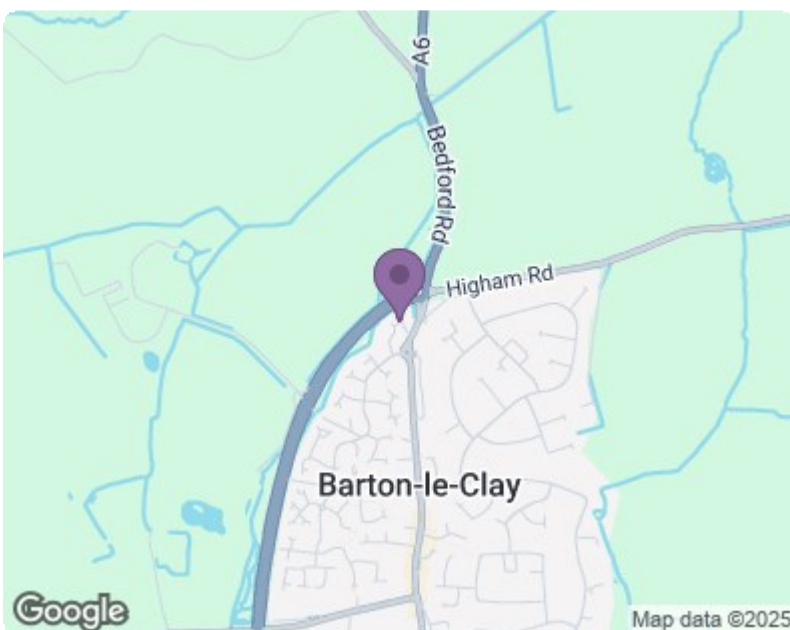
Ground Floor



First Floor



Total area: approx. 55.4 sq. metres (595.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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