



Connells

High Street
Roxton Bedford



Property Description

A truly stunning two bedroom cottage located in the pretty village of Roxton. Benefiting from excellent road links, 2 generous bedrooms, off road parking and being beautifully presented throughout this is a fantastic opportunity to purchase a beautiful property in an amazing location.

Internally the property comprises generous lounge, dining room, re-fitted kitchen, utility and refitted bathroom. Upstairs there are two spacious bedrooms. Outside the front is low maintenance laid to pea gravel. The rear garden is fully enclosed by timber fencing with gated access to the rear parking and laid mostly to paving and artificial turf.

Lounge

13' x 12' 2" (3.96m x 3.71m)

Double glazed door to front. Double glazed window to front. Radiator. Feature fireplace.

Dining Room

13' x 12' (3.96m x 3.66m)

Double glazed window to rear. Double glazed door to rear. Feature fireplace dual fuel burner.

Kitchen

8' 9" x 5' 10" (2.67m x 1.78m)

Double glazed window to side. Refitted kitchen with wall and base units with wood worktops over and tiled splashbacks. Electric hob and oven. Inset sink. Integrated dishwasher and fridge. Under-floor heating.

Utility Room

5' 10" x 3' 11" (1.78m x 1.19m)

Double glazed window to side. Under-floor heating. Plumbing for washing machine. Space for freezer. Worktops.

Bathroom (Ground Floor)

Double glazed window to side. Re-fitted bathroom with lox-level WC, wash hand basin and bath with shower over. Vintage style radiator.

Landing

Stairs from lower floor.

Bedroom One

12' x 11' excl robes (3.66m x 3.35m excl robes)

Double glazed window to front. Built-in wardrobes. Radiator.

Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)

Double glazed window to rear. Built-in wardrobes. Radiator.

Outside

Rear Garden

Fence enclosed rear garden with artificial turf

and paved patio area.

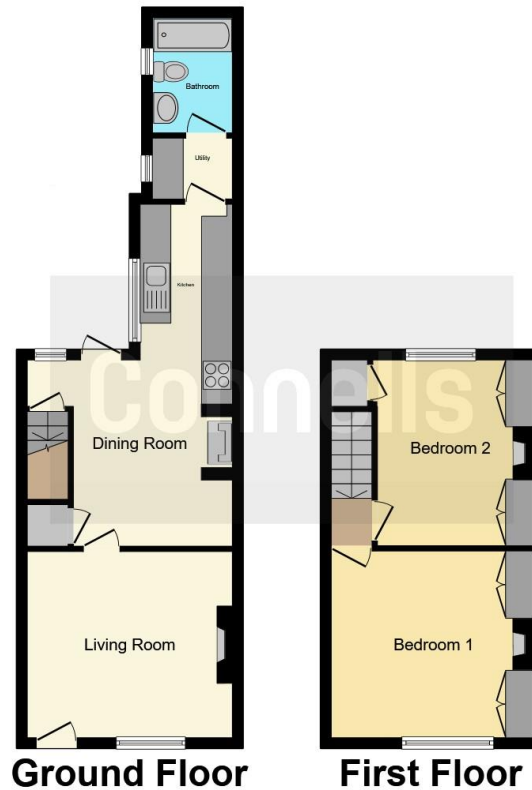
Parking

Parking for up to two vehicles to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: F

Tenure: Freehold

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