



Connells

Bilberry Road
Clifton Shefford



Property Description

Offered to the market is this lovely one bedroom maisonette situated in the delightful village of Clifton, Shefford in Bedfordshire and on the outskirts of sunny Hitchin.

The property offers a fitted kitchen, an open plan kitchen/diner, spacious main bedroom and a tiled family bathroom. Throughout the property there is ample storage with large cupboards built in to every room except the bathroom.

We highly recommend viewing in order to fully appreciate the space on offer.

Ground Floor

Entrance Hall

Double glazed door to front, wood effect flooring and radiator.

Lounge

16' 8" x 10' 8" (5.08m x 3.25m)

Double glazed window to rear aspect, TV point, two storage cupboards, wood effect flooring and radiator.

Kitchen

8' 9" x 7' 3" (2.67m x 2.21m)

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with splashback, electric oven, gas hob with cooker hood over, combi boiler, storage cupboard and wood effect flooring. (All white goods can be included in the sale for a small charge.)

Bedroom One

14' 9" x 8' 8" (4.50m x 2.64m)

Double glazed window to rear aspect, large storage cupboard and radiator.

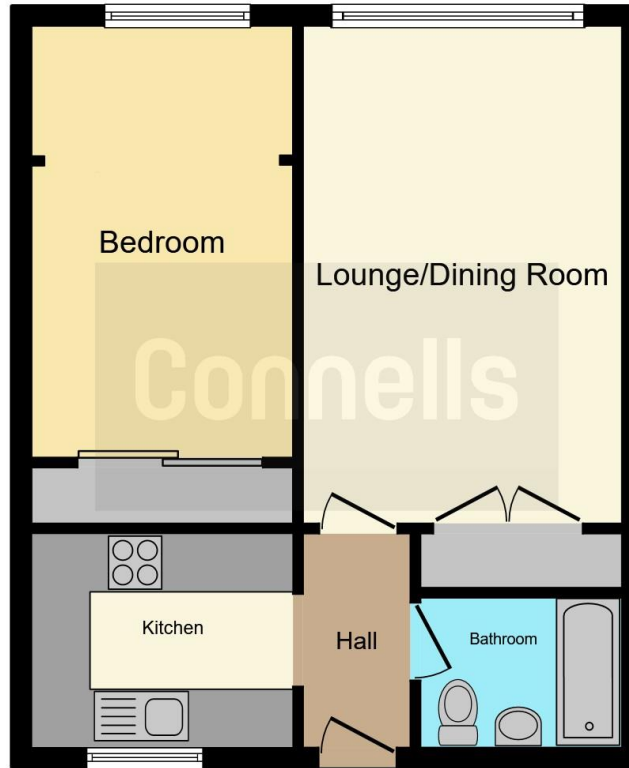
Bathroom

Double glazed window to front aspect, wash hand basin, panelled bath with shower over, WC, partly tiled and radiator.









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

To view this property please contact Connells on

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14 High Street
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EPC Rating: Awaiting

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307745

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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