



Connells

Sundown Cottage Watling Street
Hockliffe Leighton Buzzard

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for sale guide price
£185,000



Property Description

Situated within the desirable village of Hockliffe, this charming cottage is conveniently located close to the A5 and well within walking distance to a fantastic village shop as well as a family restaurant.

Boasting a good sized kitchen diner with modern fittings, 2 good sized bedrooms as well as a large family bathroom. To the rear of the garden is an exclusively private space and home to a large outbuilding ideal for using as storage.

Ideal investment opportunity as well as first time purchase.

Call Connells today to book your viewing!

Kitchen/ Living Area

17' 4" x 8' 10" (5.28m x 2.69m)
Stable door into...Double glazed window. Fitted kitchen with wall and base units. Electric hob with cooker hood over. Plumbing for washing machine. Integrated oven. Fireplace with mantle. Built in storage. Stone flooring.

Landing

Carpeted flooring.

Bedroom Two

14' 9" max x 9' 7" max (4.50m max x 2.92m max)
Double glazed window. Radiator. Built in storage. Carpeted flooring.

Bathroom

Double glazed window. Bath. Shower cubicle. WC. Sink in vanity unit.

Second Floor

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)
Double glazed skylight window. Built in storage. Radiator. Eaves storage. Carpeted flooring.

Rear Yard

Mainly laid to lawn with path. Wooden gate access to front.

Outbuilding

Coal shed. Brick shed with electric.

Auctioneer's Comments

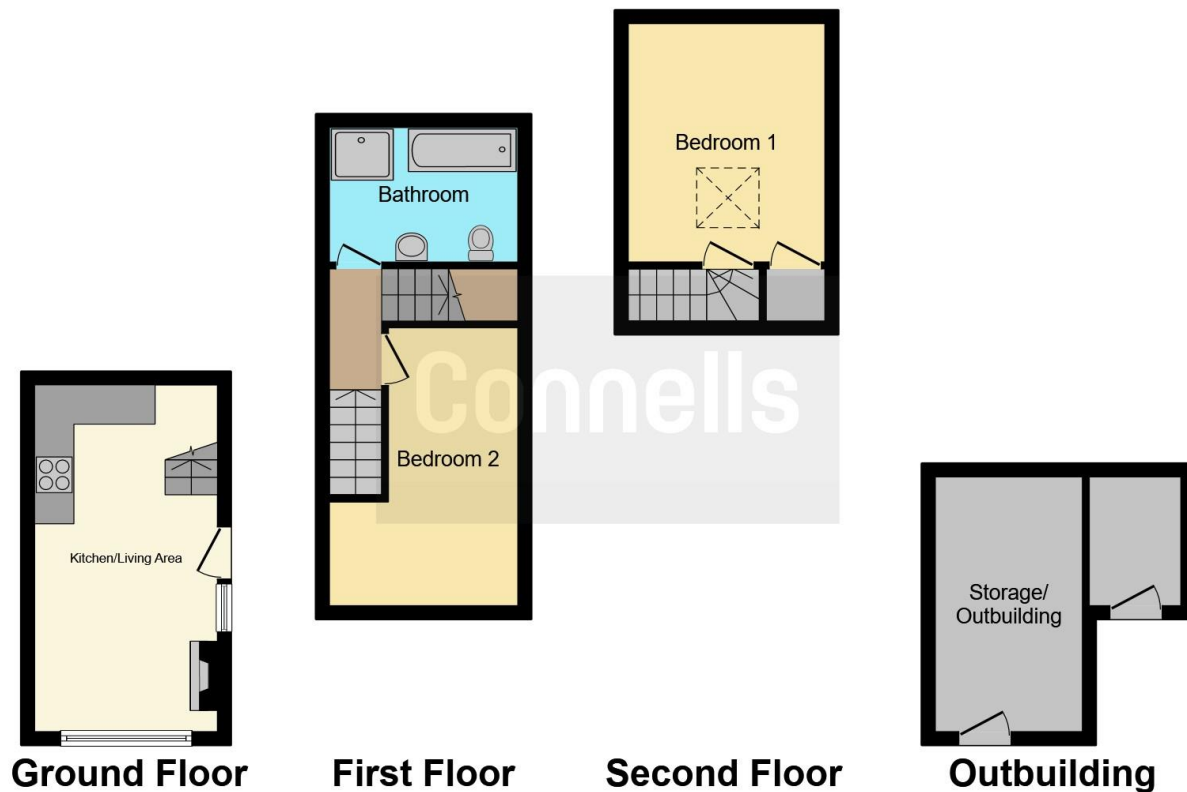
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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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EPC Rating: E

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Tenure: Freehold



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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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