



High Street, Cranfield Bedford MK43 0JB

welcome to

High Street, Cranfield Bedford

Situated close to local amenities and with good road links to CMK, CRANFIELD UNIVERSITY and BEDFORD stands this PERIOD, DOUBLE FRONTED COTTAGE. Boasting SEPARATE RECEPTION ROOMS, CONSERVATORY, GENEROUS REAR GARDEN and OFF STREET PARKING to the front.

Entrance Porch:

Entrance via double glazed Upvc door into porch.
Door to lounge.

Lounge:

10' 9" x 10' 9" (3.28m x 3.28m)
Door leading to stairs and first floor accommodation, electric fireplace, T.V. point, wood laminate flooring, radiator, double glazed window to front aspect.

Dining Room:

8' 4" x 6' 4" max (2.54m x 1.93m max)
Double glazed window to front aspect, radiator, original fireplace, carpet flooring.

Kitchen:

13' 3" x 7' 3" (4.04m x 2.21m)
Vinyl flooring and fitted with a range of base and eye level units with work surfaces over, sink and stainless steel double drainer, tiled splashback surrounds. Doors leading to conservatory and bathroom.

Conservatory:

10' 3" x 6' 8" (3.12m x 2.03m)
Double glazed conservatory, electric points, wood laminate flooring, aerial/T.V. point.

Bathroom:

Fitted with a suite to comprise: Bath with mixer tap and shower head attachment overhead, sink set on a vanity unit and w.c. Storage cupboard and radiator.

Landing:

Storage cupboard housing combination boiler and airing cupboard, radiator, doors to bedrooms.

Bedroom One:

11' 4" x 8' 2" (3.45m x 2.49m)
Carpet flooring, dual aspect lighting with double glazed windows to front and rear, fitted wardrobes spanning length of the room, loft hatch.

Bedroom Two:

8' x 6' 4" (2.44m x 1.93m)
Carpet flooring, double glazed window to front aspect, T.V. point.

Outside:

Front Garden:

Paved seating area, flower beds.

Rear Garden:

Outside water tap, mainly paved with flower and shrub borders, greenhouse, right of access across.

Outbuilding:

Workshop with power and lighting, fitted benches and storage.

Parking:

Parking on driveway via dropped kerb.



Ground Floor



First Floor

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



welcome to
**High Street,
Cranfield Bedford**

- PERIOD MID TERRACE COTTAGE
- TWO BEDROOMS
- SEPARATE RECEPTION ROOMS
- GENEROUS REAR GARDEN
- OFF STREET PARKING TO FRONT

Tenure: Freehold EPC Rating: F

guide price

£260,000



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Property Ref:
NPL107320 - 0003

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