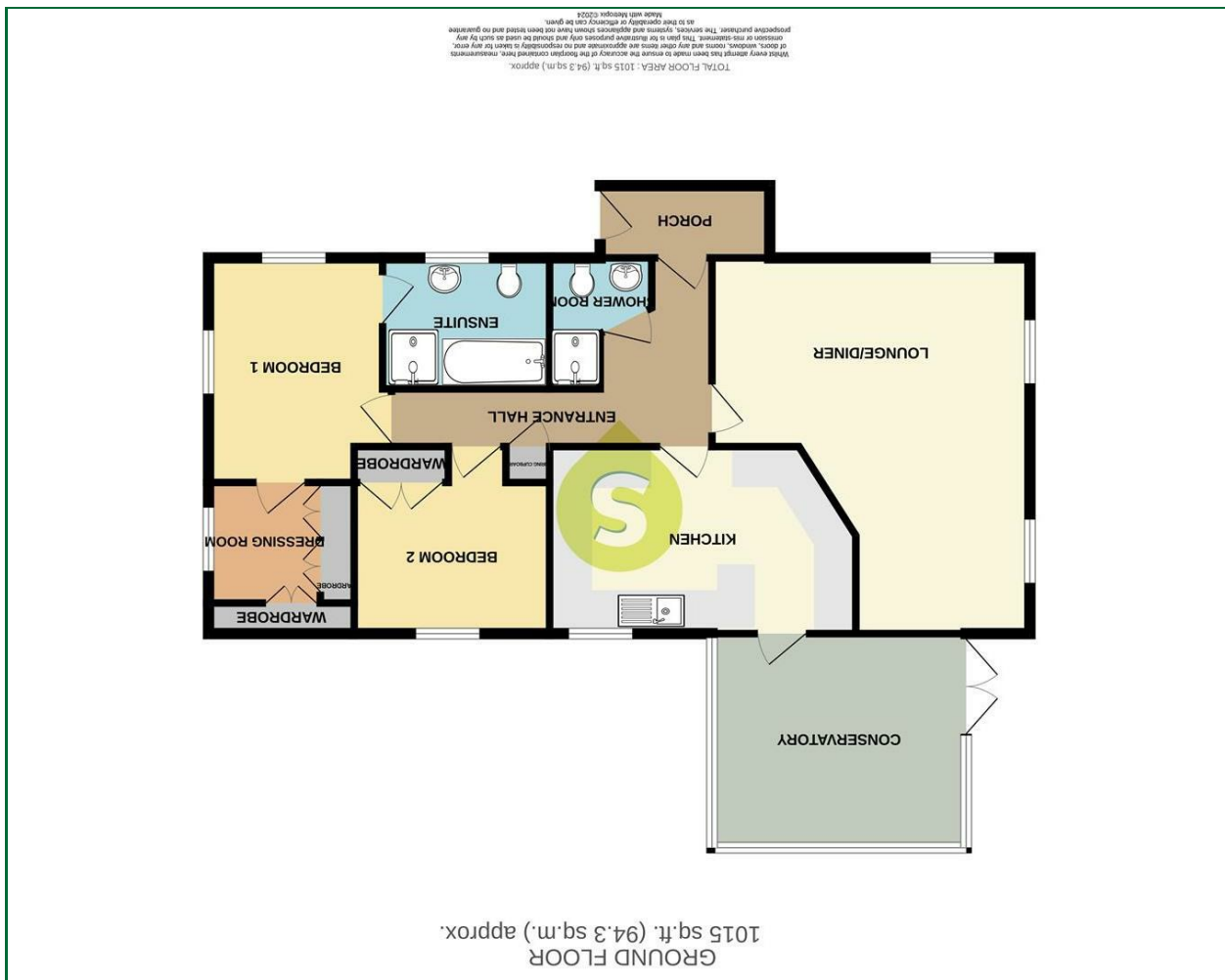




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Shefford Office on 01462 814087

Viewing



Floor Plan

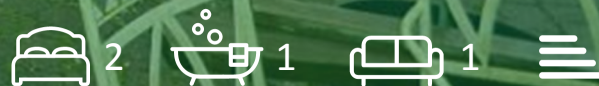
Energy Efficiency Graph



Area Map



New Road,
Clifton | Beds
£250,000



Entrance Porch
Entrance door, door to:-

Entrance Hall
Radiator, storage cupboard.

Lounge
19'4" x 17'9"
Large, dual aspect room with windows to front and side, electric fire, three radiators.

Kitchen
15'10" x 8'9"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half porcelain sink with mixer tap, eye level double oven, integrated hob, tiled splashback, window to rear, plumbing for washing machine, door to:-

Conservatory
13'1" x 11'2"
Brick and uPVC construction, two radiators, door to garden.

Shower Room
White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin, radiator, window to front.

Bedroom Two
10'4" x 9'3"
Window to rear, radiator, fitted wardrobes.

Bedroom One
11'8" x 8'7"
Dual aspect room with windows to front and side, radiator, range of fitted bedroom furniture.



Dressing Room
8'4" x 7'4"
Window to side, radiator, range of fitted wardrobes.

En-Suite Bathroom
White suite comprising of fully tiled shower cubicle, panel enclosed bath, low level w.c, wash hand basin, heated towel rail, window to front.

Front Garden
Block paved driveway leading to garage and providing off road parking for two to three cars.

Rear Garden
Situated on a good sized plot and mainly laid to lawn with well stocked flower beds and mature trees, two block paved patio areas enclosed by fencing.

Garage
Up and over door, power and light.

Agents Notes
Monthly service charge of £199 per month

including water charges.
Council tax band A.

