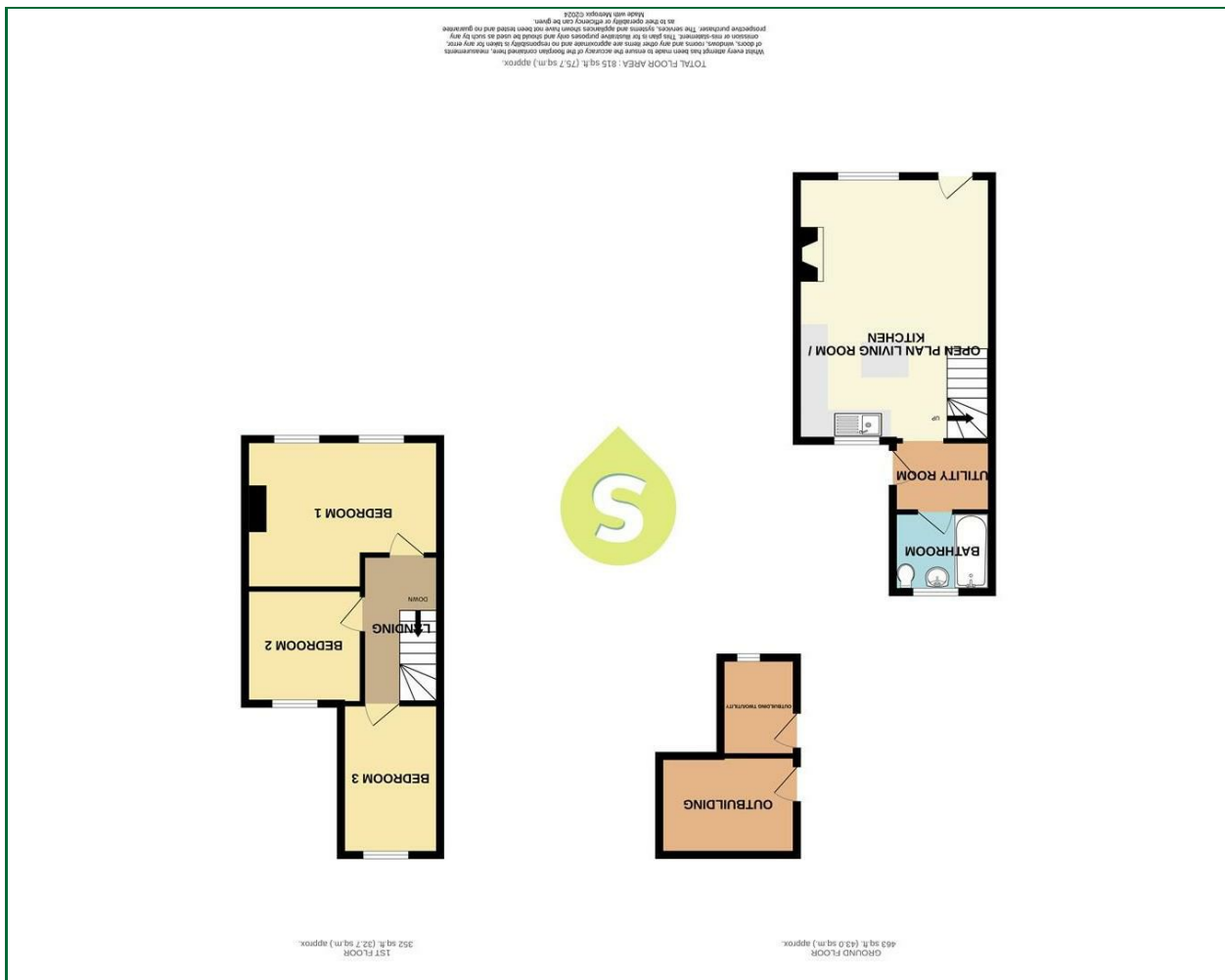




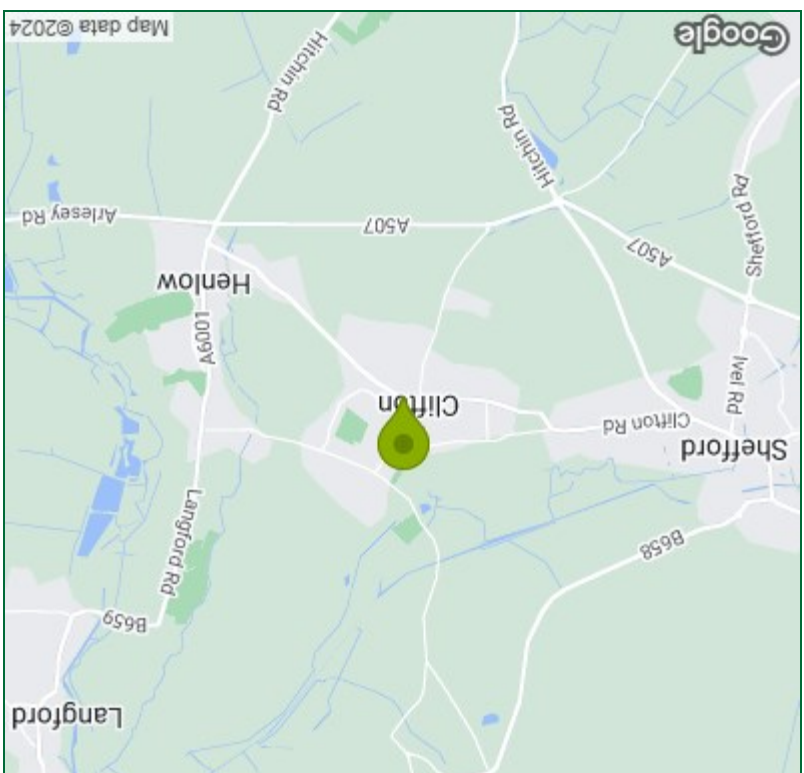
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

### Viewing

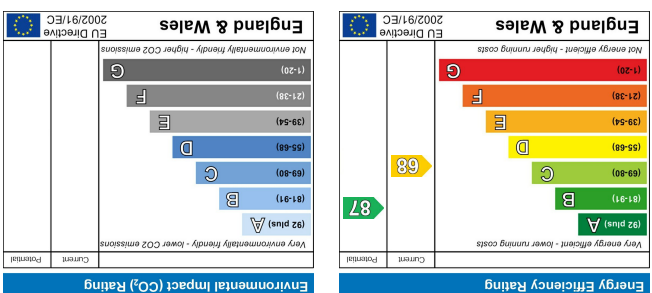
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Broad Street,  
Clifton | Beds  
£325,000





### Open Plan Living/ Kitchen

19'4" x 14'2"

A large open plan room with window to front, entrance door, radiator, inset spotlights, open fire with freestanding log burner, opening into:-

### Kitchen

A well fitted kitchen with a range of base and eye level units with roll top work surfaces, inset butler sink with mixer tap, freestanding range master cooker, integrated dishwasher and wine cooler, island with matching quartz top surface creating breakfast bar area, stairs leading to first floor.

### Utility

7'2" x 3'10"

Fitted cupboards, wall mounted boiler, space for upright fridge/freezer, plumbing for washing machine, door to garden.

### Bathroom

White suite comprising of panel enclosed bath with mixer tap and shower attachment, low level w.c, wash hand basin, part tiled walls, radiator, window to rear.

### Landing

Access to loft space, access to first floor bedrooms.

### Bedroom One

14'5" x 11'0"

Two windows to front, radiator.

### Bedroom Two

8'5" x 8'0"

Window to rear, radiator.



### Bedroom Three

10'1" x 7'2"

Window to rear, radiator.

### Front Garden

Gravelled area with path leading to front door.

### Rear Garden

A lovely, sized rear garden approximately 120ft in length, south west facing, mainly laid to lawn with paved patio area and path, garden pond, garden shed and large timber outbuilding to rear of garden.

### Outhouse One

7'2" x 5'7"

Window to side, fitted sink unit, plumbing for washing machine, power and light.

### Outhouse Two

9'10" x 7'5"

Power and light.

### Agents Notes

Freehold

Council Tax band C.

