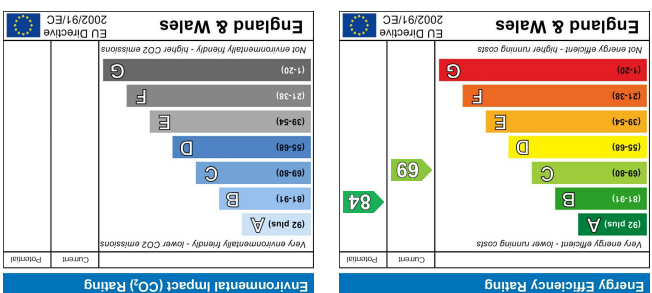




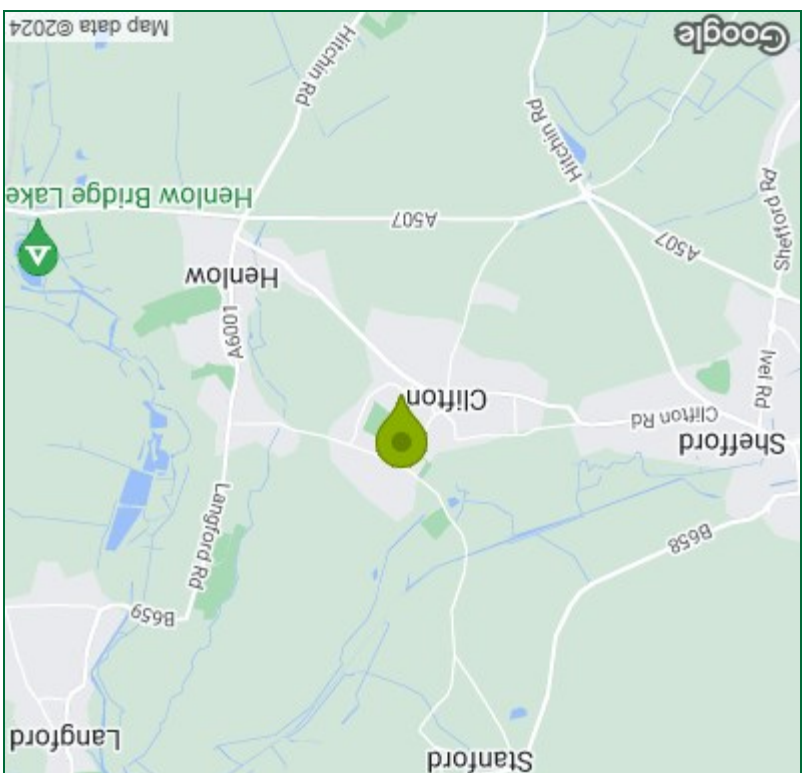
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

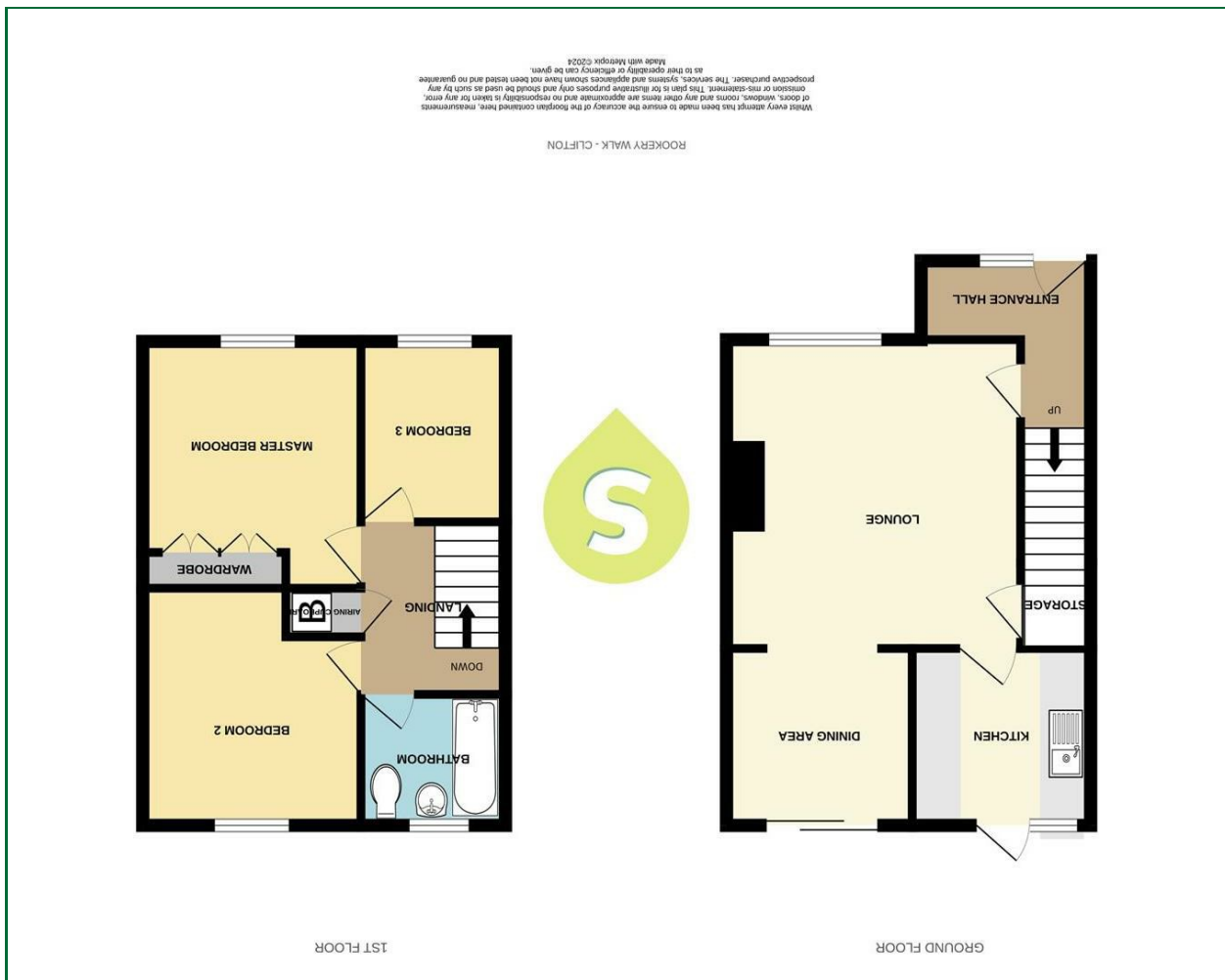
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map



Floor Plan



Rookery Walk,  
Clifton | Beds  
£295,000





#### Entrance Porch

Entrance door, stairs leading to first floor, door to:-

#### Lounge

13'10" x 13'4"

Window to front, radiator, under stairs storage cupboard, brick built fire place with inset electric fire, opening into:-

#### Dining Room

11'4" x 9'8"

Sliding patio door to garden, radiator.

#### Kitchen

8'4" x 7'8"

Range of base and eye level units with roll top work surfaces, stainless steel sink unit, tiled splash back, plumbing for washing machine, service hatch to dining room, uPVC double glazed window and door to garden.

#### Landing

Airing cupboard housing hot water tank and boiler with shelving.

#### Bedroom One

10'11" x 9'9"

Window to front, radiator, fitted wardrobe.

#### Bedroom Two

11'4" x 9'8"

Window to rear, radiator.

#### Bedroom Three

7'10" x 6'4"

Window to front, radiator.



#### Bathroom

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

#### Front Garden

Path leading to front, rest laid to lawn with gated access to rear.

#### Rear Garden

Path leading to rear gate, rest laid mainly to lawn, personal door to garage.

#### Garage

Up and over door, power and light, personal door to garden.

#### Agents Notes

Freehold.

Council Tax band C.

