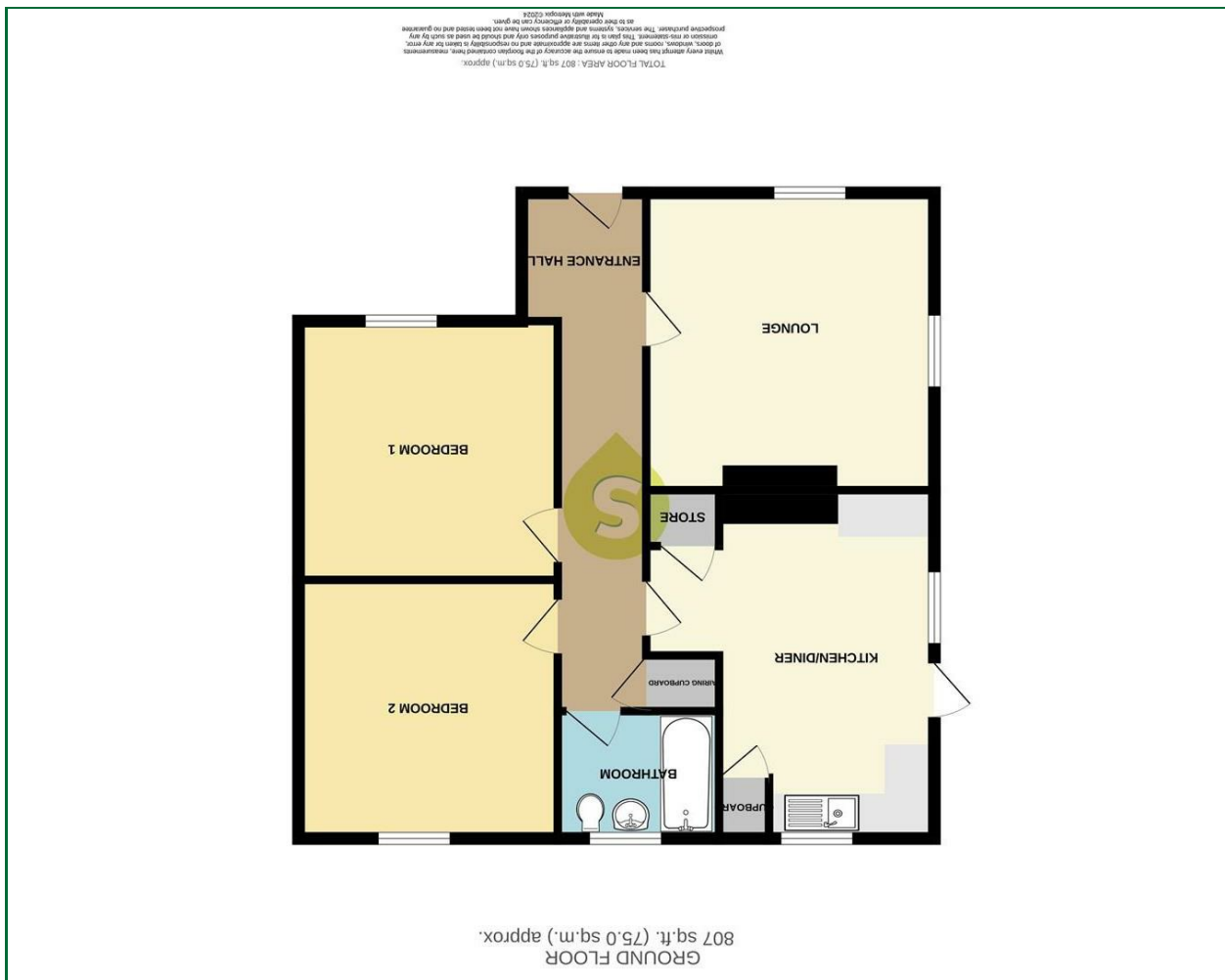




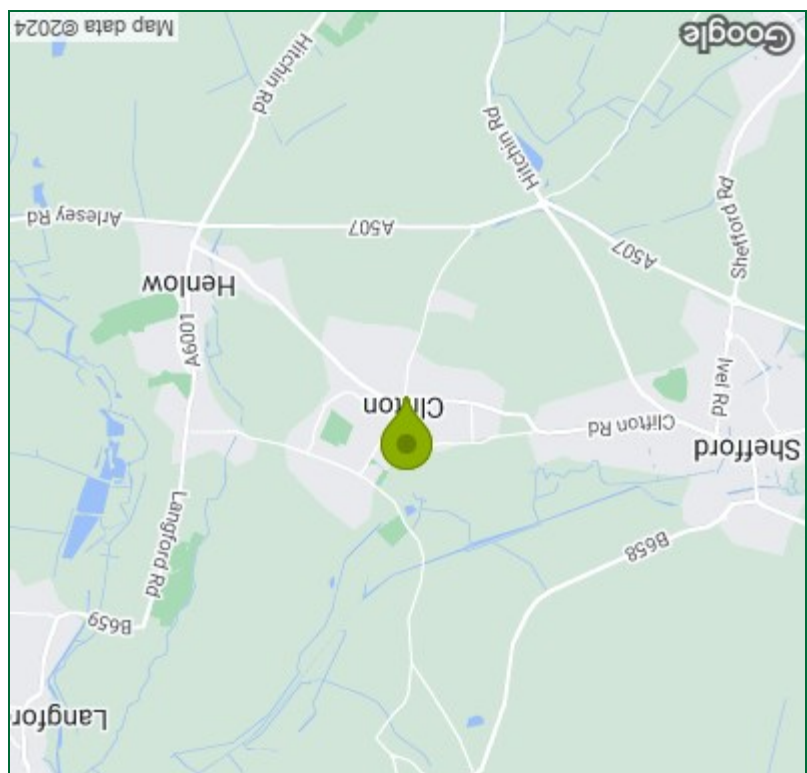
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

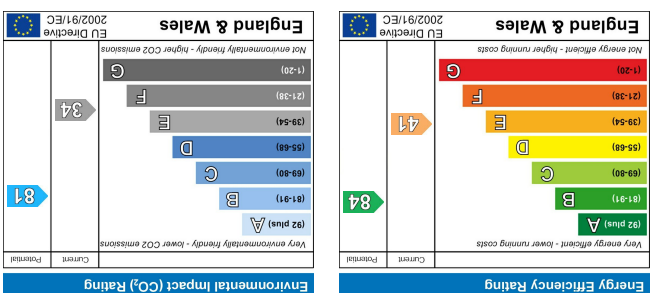
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



New Road,
Clifton | Beds
£350,000



Entrance Hall

Entrance door, radiator, access to loft space, airing cupboard housing hot water tank.

Lounge

13'8" x 13'4"

Dual aspect room with windows to front and side, gas effect fire (Not working).

Kitchen

16'2" x 13'5"

Dual aspect room with windows to rear and side, door to garden. Fitted kitchen with base and eye level units with roll top work surfaces, stainless steel sink unit, pantry, two radiators, floor standing boiler, storage cupboard, tiled floor, door to garden.

Bedroom One

12'0" x 12'0"

Window to front, radiator.

Bedroom Two

12'0" x 11'11"

Window to rear, radiator, fitted bedroom furniture.

Bathroom

Suite comprising of panel enclosed bath, pedestal wash hand basin, low level w.c, part tiled walls, tiled floor, window to rear.

Front Garden

Block paved driveway providing off road parking, rest laid mainly to lawn with path leading to front door, retained by brick wall.



Rear Garden

Fully enclosed garden laid to lawn, garden shed.

Agents Notes

Freehold

Council Tax Band C. TBC.

