



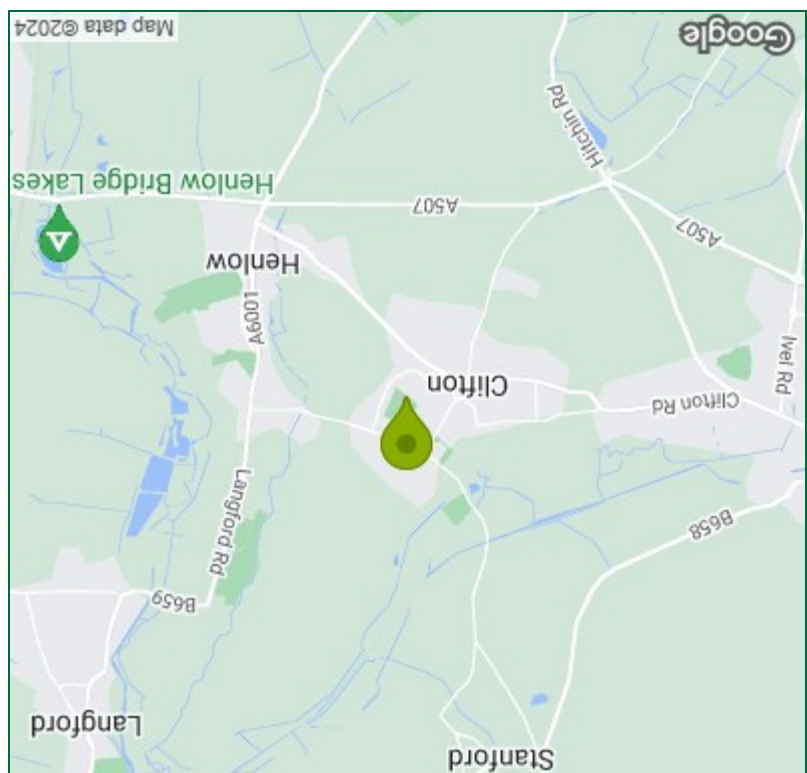
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### Viewing

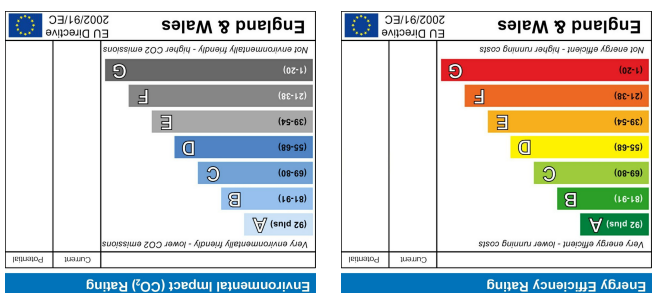
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Yew Tree Walk,  
Clifton 1 Beds  
£340,000



**Entrance Porch**

7'10" x 3'7"

Entrance door. (Space to create a downstairs w.c if required).

**Entrance Hall**

Stairs leading to first floor, door to:-

**Living Room**

22'8" x 13'5"

Spacious, dual aspect room with window to front and sliding patio doors to garden, two radiators, electric fire.

**Kitchen**

8'5" x 7'8"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, gas cooker point, plumbing for washing machine, wall mounted gas boiler, radiator, service hatch to living room, window and door to garden.

**Conservatory**

7'8" x 7'3"

uPVC double glazed construction.

**Landing**

Cupboard housing hot water tank, access to loft space, window to side.

**Bedroom One**

11'2" x 9'8"

Window to front, radiator.



**Bedroom Two**

9'8" x 9'0"

Window to rear, radiator, range of fitted wardrobes.

**Bedroom Three**

8'0" x 6'4"

Window to rear, radiator.

**Bathroom**

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

**Front Garden**

Path leading to front door, rest laid to decorative stones, mature hedging, gated access to rear garden.

**Rear Garden**

Fully enclosed garden laid mainly to lawn, paved patio area, gated access to front and rear, personal door to garage. Hardstanding and gravelled area to front of garage providing off road parking.

**Garage**

16'6" x 8'0"

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

**Agents Notes**

Freehold.

Council Tax band C.

