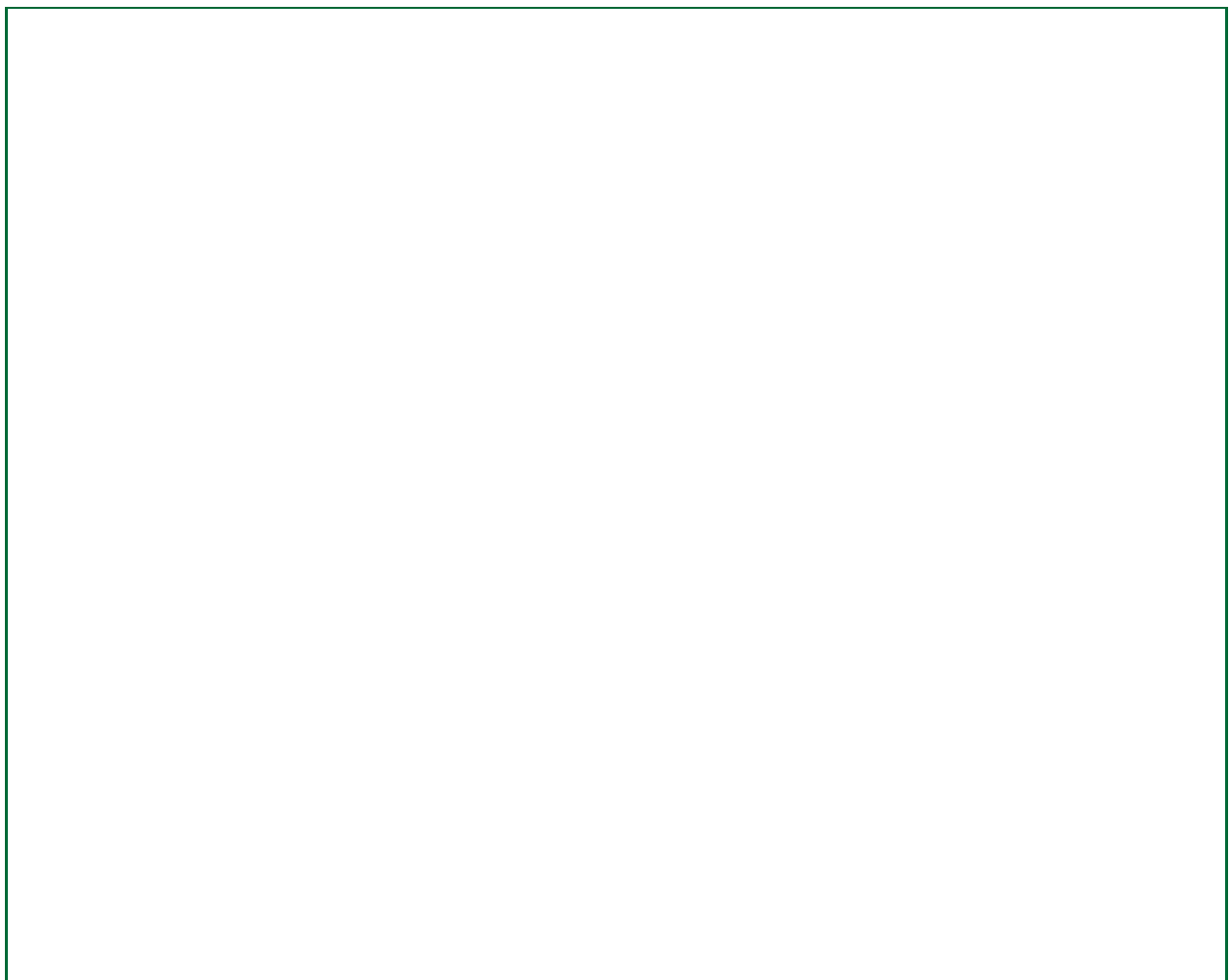




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

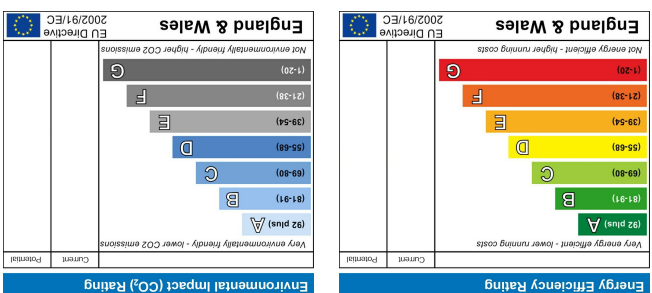
### Viewing

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

### Energy Efficiency Graph



Area Map



Church Road,  
Willington | Beds  
£1,600 Per Month



#### Entrance Hall

Entrance door, radiator, stairs leading to first floor, parquet flooring.

#### Study/ playroom

14'0" x 7'8"

Window to front , radiator, cupboard housing fuse board.

#### Kitchen

12'10" x 11'4"

Window to the rear . Range of base and wall unit with rolled topped work surface . One and half stainless steel sink ,integrated dishwasher, double oven, hob with chimney hood over, washing machine and fridge freezer, tiled floor, radiator.

#### Dining area

13'8" x 8'8"

Sliding door to garden, Parquet flooring

#### Lounge

16'4" x 11'0"

Window to front, radiator, parquet flooring

#### Landing

Doors to all first floor rooms.

#### Bedroom One

15'8" x 11'3"

Window to front , radiator, wardrobe with sliding doors.

#### Bedroom Two

15'8" x 11'1"

Window to front, radiator.



#### Bedroom Three

12'3" x 9'6"

Window to front, radiator, fitted wardrobe.

#### Bathroom

Window to the rear, panel enclosed bath with mixer tap, large walk in cubicle with wall mounted shower, low level w.c, wash hand basin in vanity unit , towel rail, spot lights, extractor fan.

#### Front Garden

Low maintenance, providing off road parking for several cars.

#### Rear Garden

Large garden with patio area , raised beds and lawn.

#### Agents Notes

Tenancy minimum 6 months

Council Tax Band D

Deposit - £1846.00

