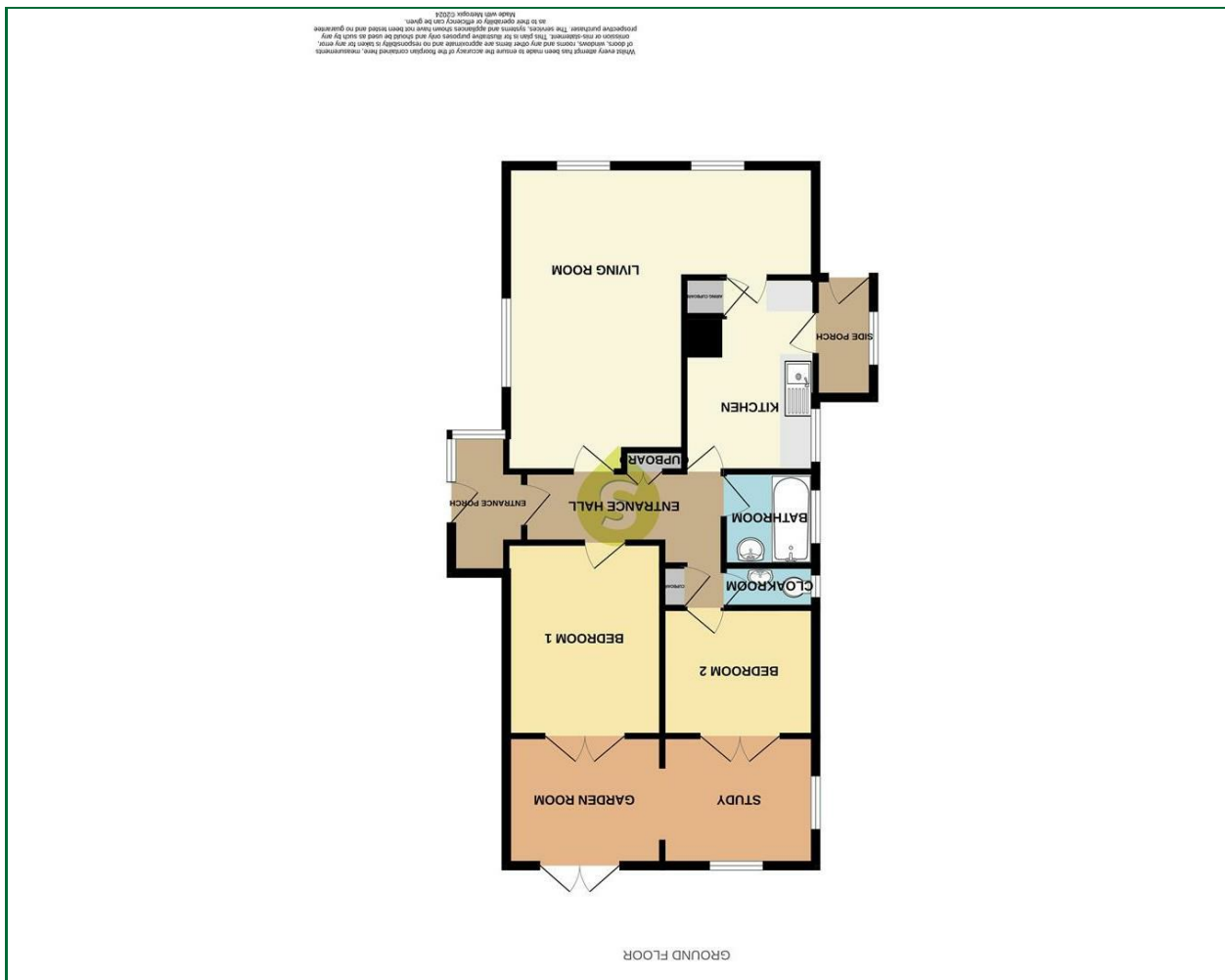




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

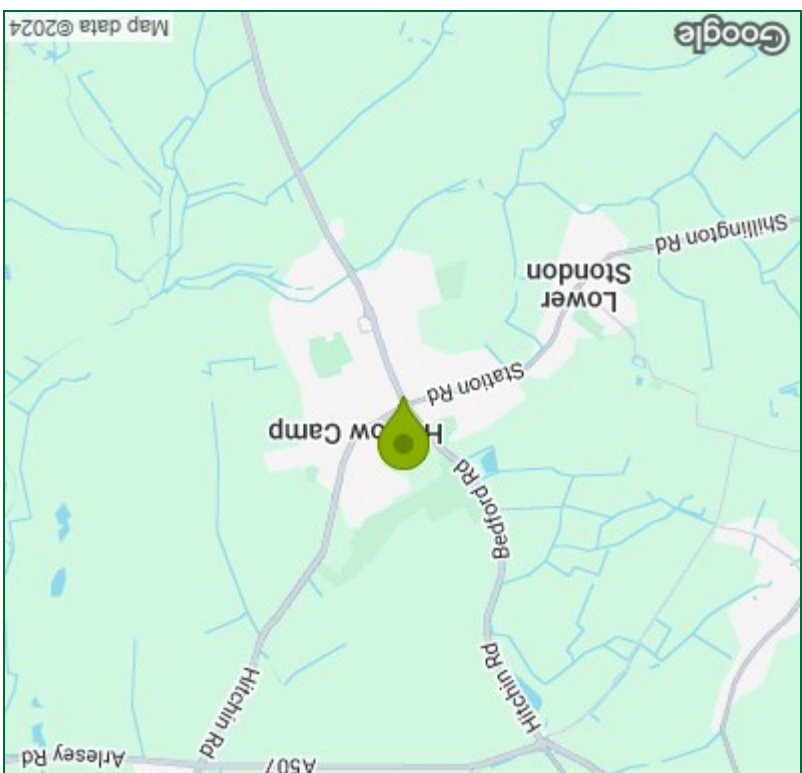
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

### Viewing



Floor Plan

### Energy Efficiency Graph



Area Map



Bedford Road,  
Lower Stondon | Beds  
£115,000





Entrance Porch  
Entrance door, window to side, door to:-

Entrance Hall  
Recessed storage cupboards, radiator.

Living Room  
19'2" x 19'0"  
L-shaped room with two windows to side and window to front, two radiators.

Kitchen  
12'6" x 8'1"  
Fitted base and eye level units with work surface over, stainless steel sink, plumbing for washing machine, window to side, cupboard housing hot water tank.

Side Porch  
Door to side, window to side.

Bathroom  
Panel enclosed bath with mixer tap and shower, pedestal wash hand basin, radiator, window to side.

Cloakroom  
Low level w.c, wash hand basin, window to side.

Bedroom One  
12'0" x 9'5"  
Range of fitted wardrobes.

Garden Room  
9'6" x 7'11"  
French doors to garden, window to side, opening into:-



Study  
9'4" x 7'10"  
Windows to rear and side.

Bedroom Two  
9'6" x 7'2"  
Fitted cupboards.

Front Garden  
Driveway providing off road parking, rest laid to lawn with gated access to rear.

Gardens  
Wrap around garden mainly laid to lawn with block paved patio area, and decked pathway around park home.

Agents Notes  
Electric metered and billed every three months by the site.  
Calor Gas bottles for heating.  
Council tax band A.  
Monthly service charge £173.34.  
Over 45s for home ownership.  
Pets allowed.

