

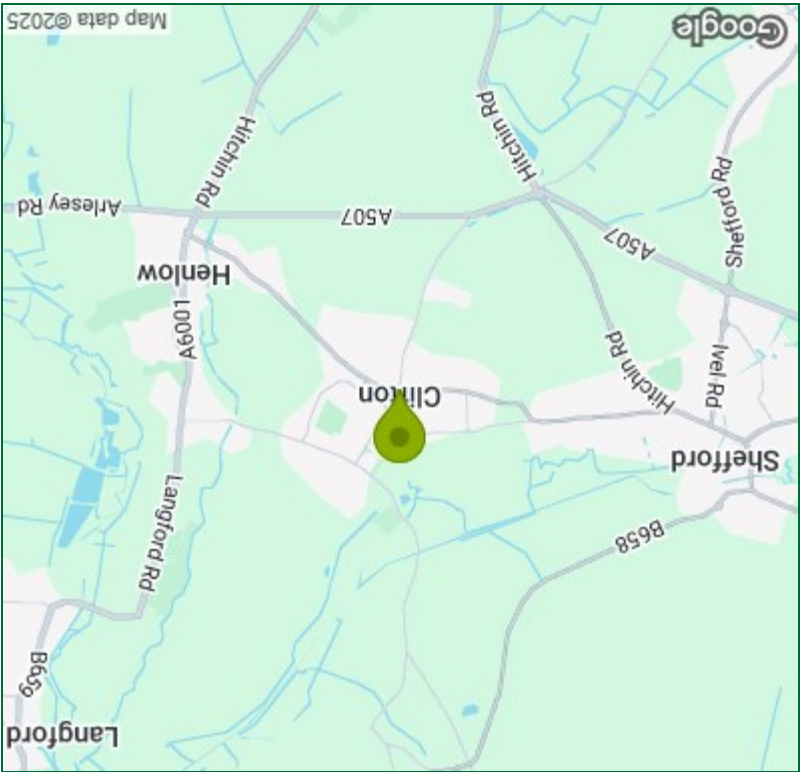
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

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As to their operation or efficiency can be given.
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
which every attempt has been made to ensure the accuracy of the figures contained here, measurements
TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

Area Map



Energy Efficiency Graph



 2
 2
 1

Entrance Hall
uPVC entrance door, two storage cupboards,
radiator.

Dining Room
9'11" x 7'0"
Window to front, radiator, opening into:-

Lounge
19'6" x 11'3"
Dual aspect room with window to side and rear,
two radiators, gas fire with brick surround.

Kitchen
10'2" x 9'4"
Fitted kitchen with a range of base and eye level
units with roll top work surfaces, one and a half
sink unit with mixer tap, tiled splash back,
window to side.

Utility Room
8'0" x 4'10"
Door to garden, fitted base units with work
surfaces over, plumbing for washing machine,
storage cupboard housing wall mounted gas
boiler.

Master Bedroom
12'7" x 9'5"
Dual aspect room with windows to front and
side, range of fitted bedroom furniture, radiator,
door to:-

En-suite
Wet room with suite comprising of wall mounted
electric power shower, wash hand basin in vanity
unit, low level w.c, part tiled walls, window to
front.



Bedroom Two
9'5" x 8'11"
Window to rear, radiator.

Bathroom
Suite comprising of fully tiled shower cubicle,
pedestal wash hand basin, low level w.c, part
tiled walls, radiator, window to rear.

Front Garden
Driveway providing off road parking for two cars,
path leading to front door.

Garage
Up and over door, power and light.

Rear Garden
Paved patio area, rest laid to lawn overlooking
countryside.

Agents Notes
Clifton Park Homes operates and over 25s policy
and is a "No Pet" park.
The weekly Pitch Fee for No 10 is:-
Ground Rent : £42.20

Garage Rent £10.27
Water cost £ 6.76

