



FREEHOLD

House - Mid Terrace

# 20 NEWTOWN, HENLOW, BEDS, SG16 6AJ

Price Guide

# £270,000

### FEATURES

- CHAIN FREE... Charming character cottage
- Ample off road parking spaces to front of property
- Kitchen/Diner
- Lounge
- 2 bedrooms
- Private Garden
- Downstairs bathroom
- Close to all local amenities



 2
  1
  1
  C



# 2 Bedroom House - Mid Terrace located in Henlow

AMPLE OFF ROAD PARKING SPACES TO FRONT OF PROPERTY...

2 BEDROOMS...

PRIVATE GARDEN...

This charming cottage has a lounge, kitchen/diner and ground floor bathroom.

On the first floor are 2 bedrooms.

The property benefits from a private garden and ample off road parking spaces at front of property.

## GROUND FLOOR

### Lounge

11'11" x 11'10"

Window and front door to front aspect. Chimney with provisions for working fire - currently covered. Carpet, cupboard housing consumer unit. Door leading to:

### Kitchen/Diner

18'5" x 11'10"

Window and door to rear aspect. A range of cream wall and base units with dark contrasting work surface, tiled splash back, drawer pack and glass front display units. Integrated oven, gas hob, extractor hood. One and a half bowl sink and drainer. Integrated washing machine, freestanding fridge freezer. Stairs to first floor and ground floor door leading to:

### Bathroom

Window to rear aspect. White suite comprising: Panelled, fully tiled bath with wall mounted and hand held shower attachment, low level wc, pedestal wash hand basin, vinyl flooring and feature wall wood panelling.

## FIRST FLOOR

### Bedroom 1

11'11" x 11'10"

Window to front aspect. Feature fire place, carpet.

### Bedroom 2

9'3" x 7'10"

Window to rear aspect. Recess with wall mounted boiler. Carpet. Loft access hatch.

## EXTERNAL

### Front Garden

Small garden border with established shrubs.

### Rear Garden

Fence perimeter, gated access to neighbouring property. Entertaining patio, turf and raised patio area to rear. External light and tap. Wooden garden shed.

### Parking

Ample off road parking spaces to front of property, not allocated parking.

## Additional Property Information

Freehold

EPC Rating: C

Council tax band: C

Mains utilities

Traditional brick and block construction

Access from rear of property through neighbouring property to access front

No allocated parking



### Local Area

Henlow is a beautiful village located in central Bedfordshire and boasts a selection of great pubs with good food, the famous Champneys Health Spa, a convenience village store and a good fish and chip shop.

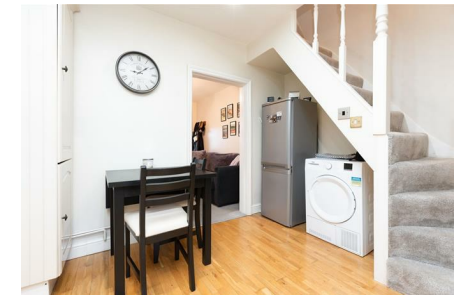
The village of Henlow has two local schools along with Robert Bloomfield Shefford & Samuel Whitbread Academy in the neighbouring towns.

Henlow is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Arlesey train station is within 25 minutes walking distance of the property with fast train links into London Kings Cross & St Pancras circa 35-40mins.

### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





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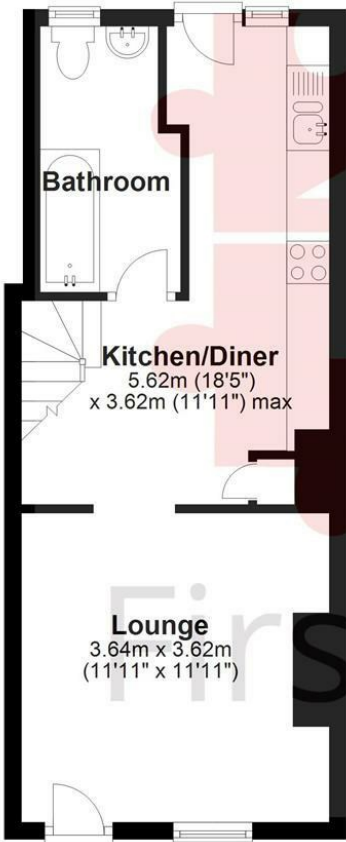
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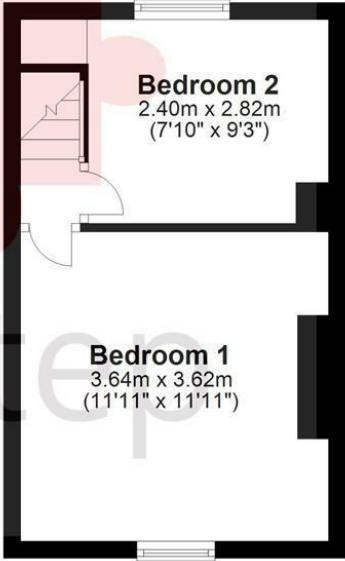
Council Tax Band

C

**Ground Floor**  
Approx. 33.2 sq. metres (357.0 sq. feet)



**First Floor**  
Approx. 22.2 sq. metres (238.9 sq. feet)



Total area: approx. 55.4 sq. metres (595.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

