



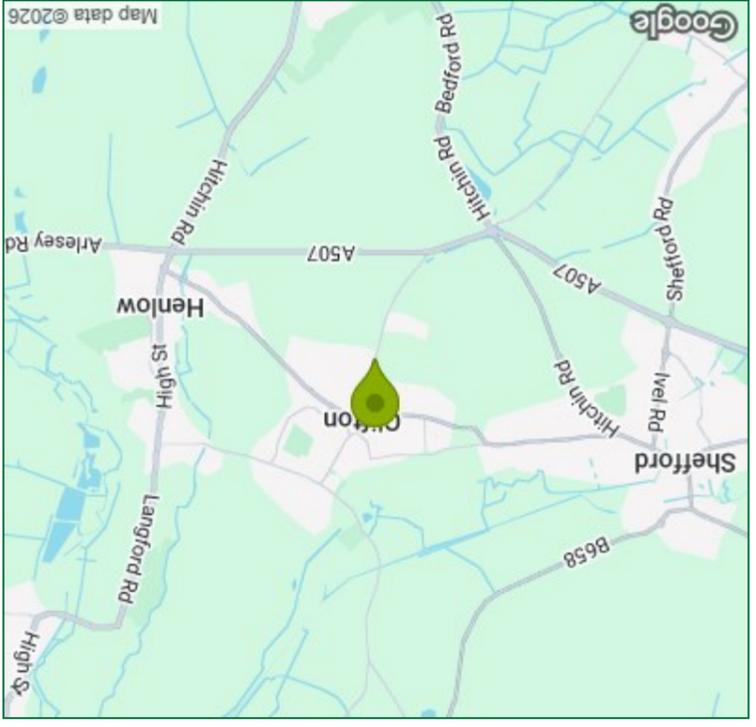
New Road,  
Clifton | Beds  
£235,000



Floor Plan



Energy Efficiency Graph



Area Map

Viewing

Please contact our Shefford Office on 01462 814087

if you wish to arrange a viewing appointment for this property or require further information.

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.

A truly stunning, two bedroom, detached Park home located on the popular Clifton Park Development. The home is presented in excellent order throughout and boasts a modern kitchen, spacious 20ft dual aspect living room, dining room, two double bedrooms and two modern shower rooms. Outside the property has ample parking and a garage.

**Entrance Porch**

Entrance door, storage cupboard, door to:-

**Lounge**

19'5" x 12'9"

French doors to garden, window to front, electric fire with wooden surround, two radiators.

**Dining Room**

13'2" x 9'11"

Two windows to front and side, two radiators, opening into:-

**Kitchen**

13'3" x 9'2"

A recently refitted kitchen with a range of base and eye level units with roll top work surfaces and matching upstands, integrated eye level double oven, one and half acrylic sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, cupboard housing wall mounted gas boiler, window to side, door to rear garden.

**Inner Hall**

Airing cupboard, additional storage cupboard, doors to both bedrooms and bathroom.



**Bedroom One**

12'5" x 9'7"

Dual aspect room with windows to front and side, radiator, fitted range of wardrobes, door to:-

**En-suite**

A modern, refitted suite comprising of fully enclosed shower cubicle, low level w.c and wash hand basin in vanity unit, radiator, window to front.

**Bedroom Two**

Dual aspect room with windows to side and rear, radiator, fitted cupboards with built in fold down beds.

**Shower Room**

A modern white suite comprising of double shower cubicle with fully tiled walls, low level w.c, wash hand basin, heated towel rail, window to rear.

**Front Garden**

Large frontage laid mainly to lawn with a variety of small trees, steps up to front door.

**Rear Garden**

Paved patio area leading on to small lawned area, path leading to rear door and garage.

**Garage and Driveway**

19'6" x 9'0"

Block paved driveway providing off road parking for two cars, garage with electric up and over door, personal door to side, power and light.

**Agents Notes**

Service charge £202.84 per month reviewed annually.

Water rates and ground rent included in service charge.

Garage is fully owned by the vendor.

Council tax band A.

Leasehold.

Over 55's development for park home ownership and over 28's for permanent residence.

No pets allowed on site.

