



DG
Property
Consultants
Estd. 2000



The Vineyards, Silsoe, Bedfordshire MK45 4FX

Asking Price £239,950

This spacious 2-bedroom coach house apartment on the Archers Field development is situated in the charming village of Silsoe, Bedford, ideal for a first time buy or investment purchase.

Upon entering the ground floor with stairs leading to the first floor accommodation you are met with the landing serving all rooms comprising a combined lounge/diner, a fitted kitchen, two good size bedroom and modern bathroom. The apartment boasts private undercover parking plus ample visitors parking spaces available.

Silsoe itself is a sought-after village with a plethora of amenities including a modern primary school, local sports centre, and picturesque countryside perfect for leisurely strolls.

Also, Silsoe is popular for commuters with rail links from Flitwick station.

Don't miss the opportunity to make this apartment your own and experience village life in Silsoe.

Call team DG on 01525-310200 to arrange your viewing.



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Ground Floor Accommodation

Property Entrance Hall

Composite private entrance door to ground floor, fitted carpet with matwell, power point(s), carpeted stairs to first floor landing.

First Floor Accommodation

Landing



UPVC double glazed window to rear, two double radiators, fitted carpet, telephone point, double power point(s), doors to all first floor rooms.

Living Room

9'7" x 14'6" (2.91m x 4.43m)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s).

Kitchen

8'11" x 10'8" (2.73m x 3.25m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for an automatic washing machine, space for an upright fridge/freezer, built-in eye level electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, single radiator, vinyl tiled flooring, double power point(s), wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

Bedroom 1

14'7" x 8'6" (4.44m x 2.60m)



UPVC double glazed window to front, double radiator, fitted carpet, double power point(s), access to loft space.

Bedroom 2

7'6" x 10'6" (2.29m x 3.19m)



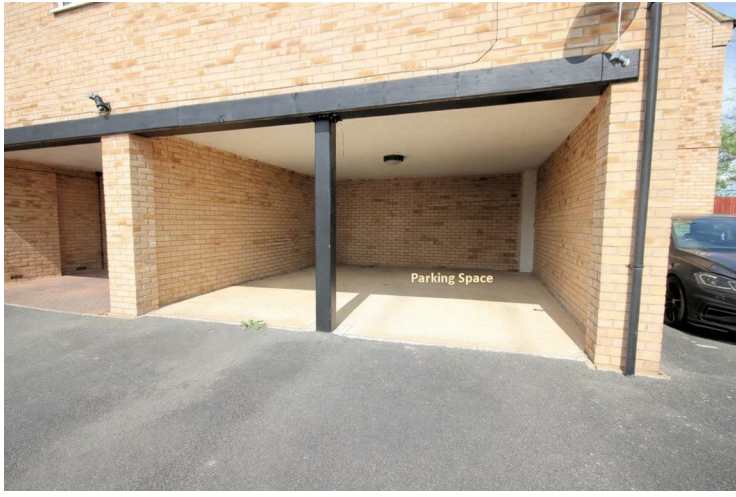
UPVC double glazed window to front, double wardrobe(s), double radiator, fitted carpet, double power point(s).

Family Bathroom

Three piece suite with comprising, panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, single radiator, vinyl flooring.

Outside of the property

Allocated Parking Spae & Visitors Spaces



Undercover allocated parking space, 8 communal visitors parking spaces.
Outside storage cupboard.

View of Parking Area



Driveway Approach



Council Tax Band

Council Tax Band : C

Charge Per Year : £1988.04

Leasehold Information

Lease Term: 115 Years approximately

Maintenance Including Ground Rent: £874 per annum approximately.

The above information has been supplied to us by the vendor and we recommend that the full terms of the lease should be qualified by the purchasers solicitors prior to exchange of contract.

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

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All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

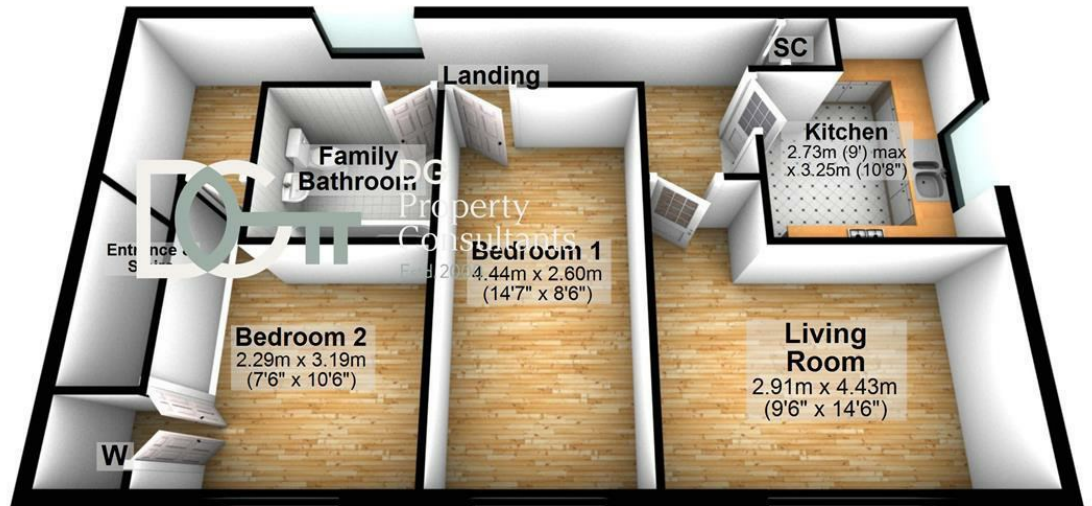
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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

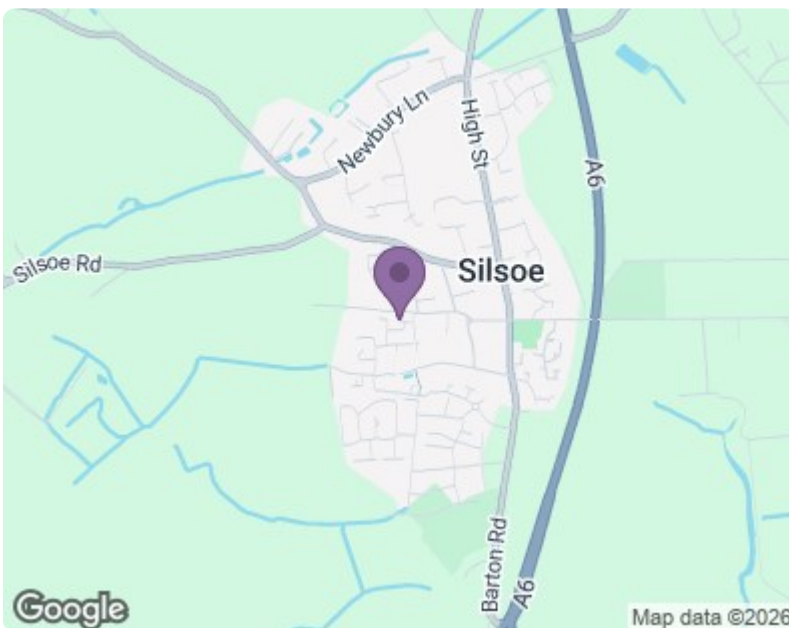
Ground Floor



First Floor



Total area: approx. 78.6 sq. metres (846.3 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
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