



CRANES

7 Flitt Leys Close, Cranfield, MK43 0FY

£285,000





7 Flitt Leys Close

Bedford, MK43 0FY

- TWO BEDROOMS
- WELL PRESENTED
- SINGLE GARAGE
- DOWNSTAIRS CLOAKROOM
- IDEAL FIRST TIME BUY
- SEMI DETACHED
- CUL-DE-SAC LOCATION
- PRIVATE GARDEN
- EN-SUITE SHOWER ROOM

We are delighted to be instructed to sell this well presented and maintained two bedroom semi-detached home measuring approximately 650 sq ft. Pleasantly situated in a quiet cul-de-sac central to the village and close to all local amenities, the house represents an ideal opportunity to get onto the property ladder as a first time buyer. Very unusually for a house of its type, it comes with the benefits of a downstairs cloakroom and an en-suite shower room. The accommodation fully comprises of entrance hall, downstairs cloakroom, kitchen, lounge/diner, master bedroom with en-suite shower room, bedroom two and a family bathroom. To the rear of the property is a fully enclosed private garden with gated access and a summer house/workshop with power. The property further benefits from off road parking and access to a single garage. We highly recommend booking an early viewing to avoid disappointment.



£285,000



ENTRANCE HALL

CLOAKROOM

KITCHEN 10'5" x 6'7" (3.18 x 2.02)

LOUNGE/DINER 13'6" x 12'9" (4.14 x 3.91)

BEDROOM ONE 12'8" x 10'4" (3.87 x 3.16)

EN-SUITE

BEDROOM TWO 10'9" x 6'10" (3.3 x 2.1)

FAMILY BATHROOM 6'6" x 5'6" (2 x 1.7)







Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

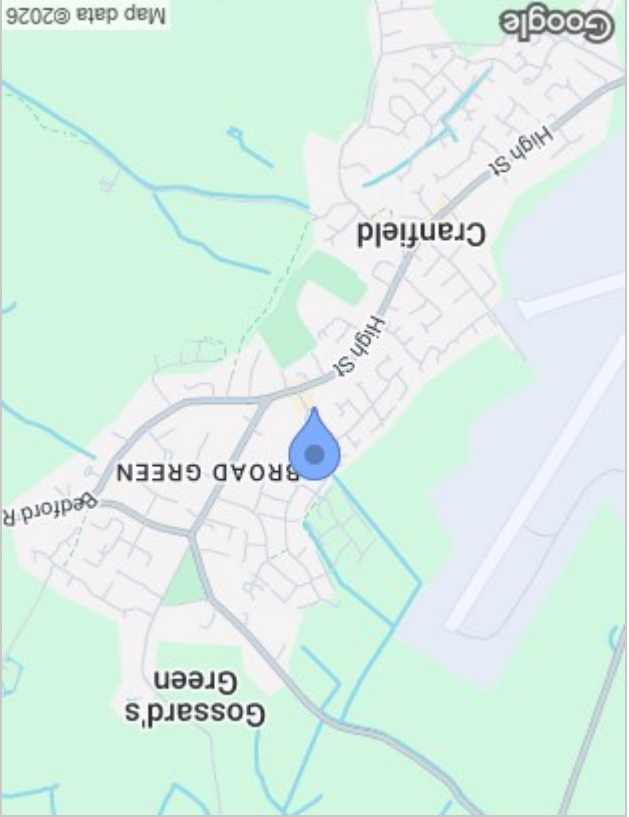
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves prior to purchasing.

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Energy Efficiency Rating	
Current	Potential
79	93
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Energy Performance Graph



Location Map