



17 Mill Lane
Bedford, MK45 4BX



Bradley Cooper
Partnered With
Simpsons
Property Experts

Situated within the quaint village of Clophill, is this charming two bedroom cottage which presents an excellent opportunity for first-time buyers or investors alike. This property is being sold with no upper chain therefore a fast move can be accommodated if needed. Viewings are highly recommended.

The property offers a welcoming and characterful living space, combining traditional features with a practical layout. The light-filled sitting room enjoys a pleasant outlook and features a striking brick fireplace with a black wood-burning stove, creating a cosy focal point. Bespoke-style wooden shelving and storage flank the fireplace, while the exposed timber staircase adds further charm and character

The well-proportioned kitchen/dining room continues the property's cottage-style character, with traditional timber-fronted cabinetry, tiled splashbacks and generous worktop space. There is provision for a freestanding cooker and washing machine, together with space for a large fridge/freezer. A window above the sink and glazed rear door provide excellent natural light, while the adjoining dining area offers ample room for a family table and chairs.

Upstairs, the property benefits from two well-proportioned bedrooms, and a three piece bathroom suite which is comprises of a bath with shower over, wash hand basin and WC.

One of the standout features of this property is the good-sized rear garden, which includes a brick-built storage shed, ideal for gardening tools or outdoor equipment. This outdoor space is perfect for enjoying the fresh air or hosting summer gatherings.

The property is offered with no upper chain, allowing for a swift and seamless move, which is particularly appealing for those eager to settle into their new home without delay. Located close to local amenities, including schools, residents will find everything they need within easy reach.

£259,995



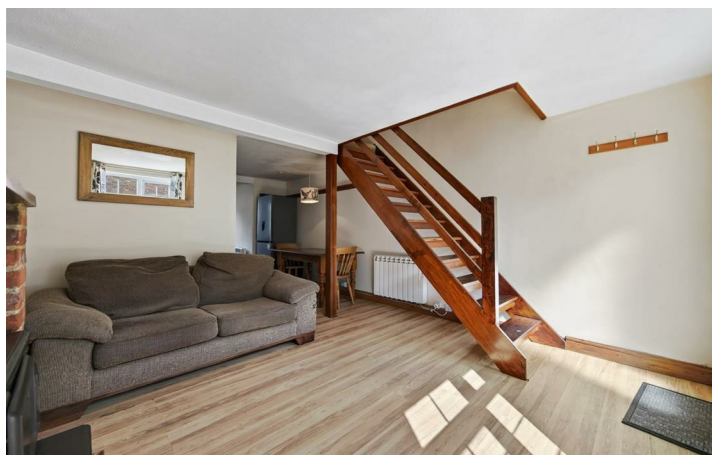
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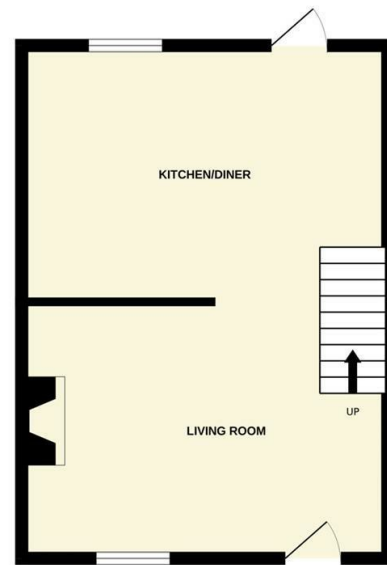
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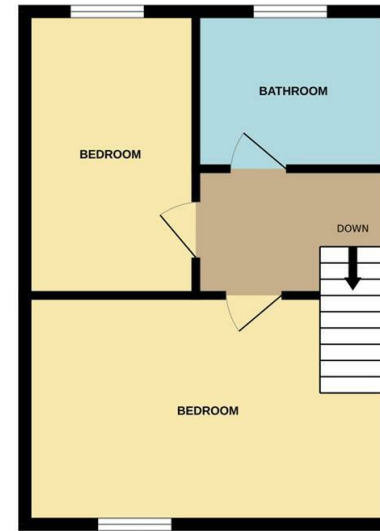
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GROUND FLOOR



1ST FLOOR



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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	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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