



Brickle Place

Clifton, Shefford, Beds. SG17 5HL

CHRIS MACSWEENEY




Brickle Place

Price - £389,950

A well presented end of terrace family home boasting a substantial corner plot garden

Located within walking distance of local schools and shops, Brickle Place is a quiet, family friendly road in the highly regarded village of Clifton. This lovely home is tucked away at the back of a small cul de sac.

MEASUREMENTS

LOUNGE – 18'0 x 11'0 (5.48m x 3.35m)

CONSERVATORY 17'8 x 13'6 (5.39m x 4.11m)

KITCHEN/DINER 18'0 x 10'0 incr to 13'1 (5.48m x 3.06m incr to 3.99m)

BEDROOM ONE 12'0 x 10'0 (3.67m x 3.06m)

BEDROOM TWO 12'2 x 11'0 (3.72m x 3.36m)

BEDROOM THREE 8'8 x 7'9 (2.64m x 2.37m)

BATHROOM 6'11 x 5'7 (2.12m x 1.70m)

Accommodation

Ground floor

An entrance hall gives access to a kitchen/diner and lounge which provides further access to a big double glazed conservatory that gives access to one of two points of entry to the garden from the house. The kitchen/diner provides a spacious dining area that can accommodate a large dining table and further space for additional furniture. Double doors provide further entrance to the garden. The kitchen features a single oven with 5 ring gas hob above and space for a washing machine and dishwasher.

First Floor

There are three bedrooms upstairs, two of which can comfortably fit a double bed with the third making a comfortable single. The master bedroom has fitted wardrobes and views over fields to the rear. The family bathroom has been refitted and has an electric shower over the bath and a heated towel rail.

Outside

A substantial corner plot rear garden offers superb potential to be landscaped further whilst also providing the space, if required, to extend the property (subject to planning permissions). Parking is available in the cul de sac, away from the main road.

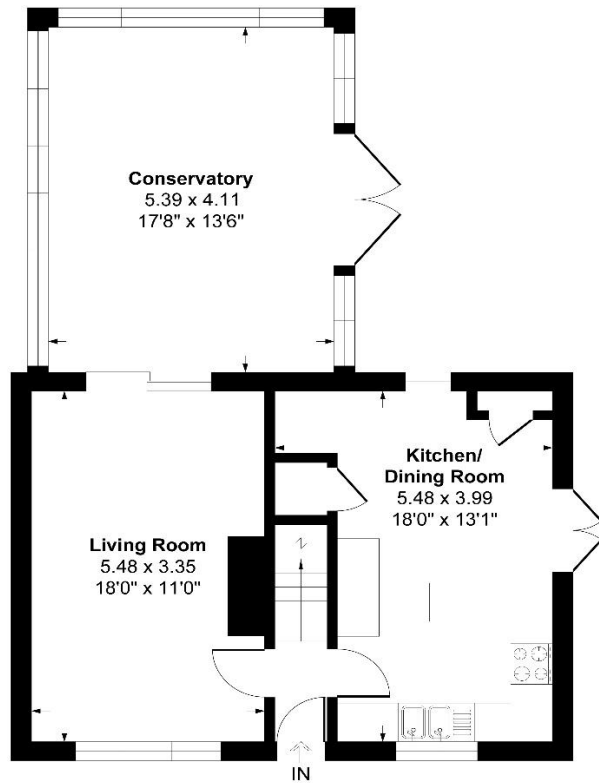


Call Chris MacSweeney to arrange a viewing on 07468 48 88 18

FLOORPLAN

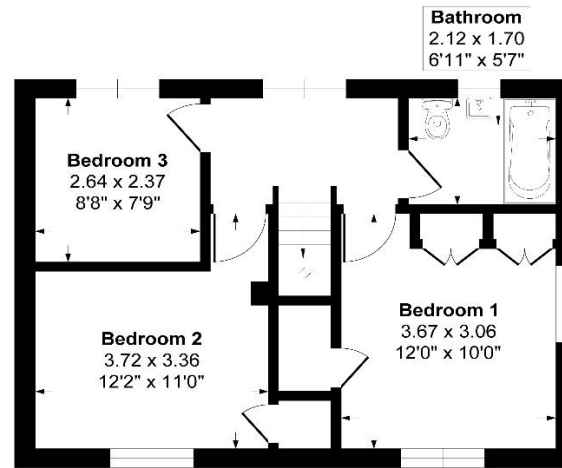
Ground Floor

Approx. 64.4 sq. metres (693.5 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 105.4 sq. metres (1134.8 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tel: 07468 48 88 18

Email: chris.macsweeney@exp.uk.com

www.chrismacsweeney.exp.uk.com

CHRIS MACSWEENEY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.