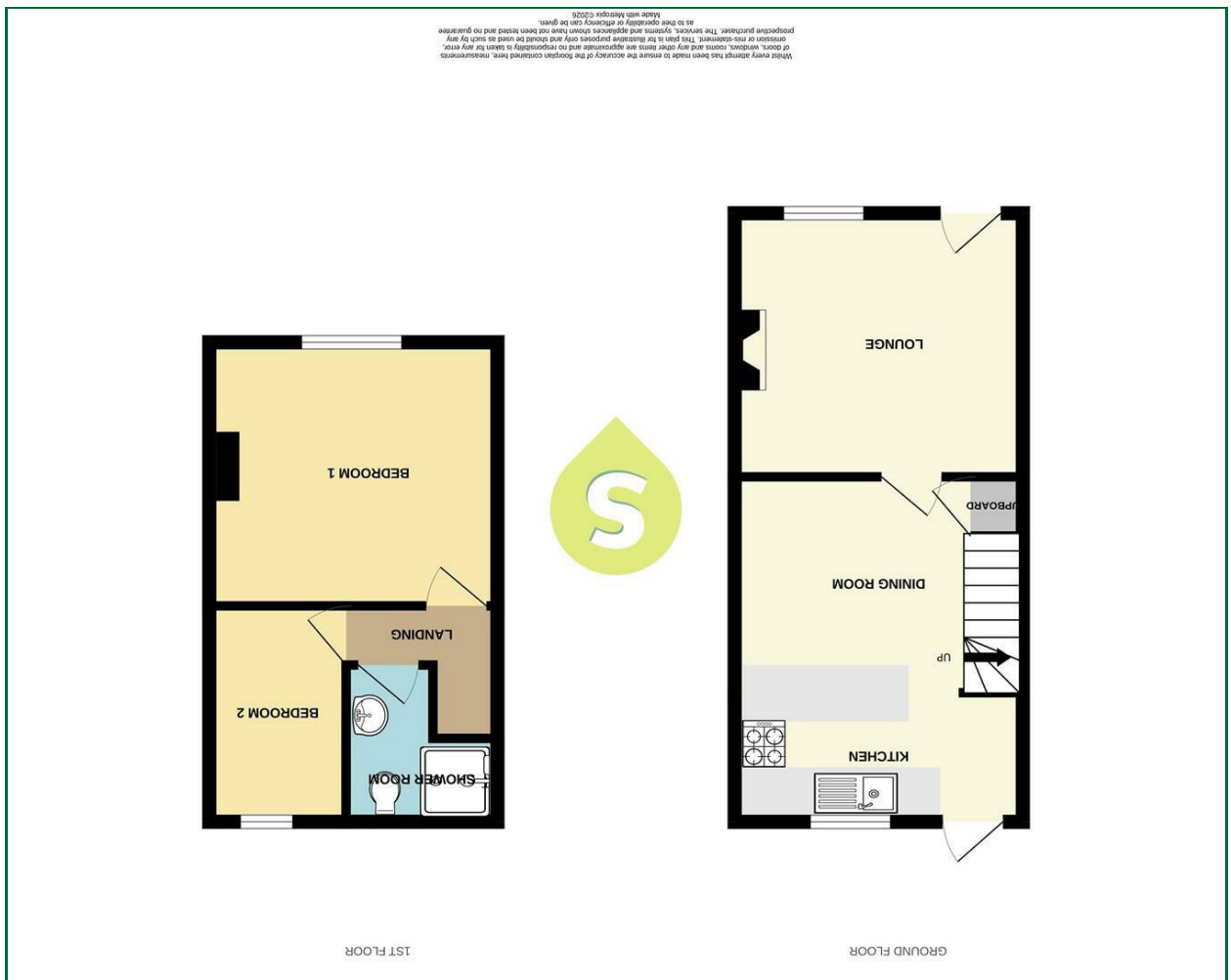




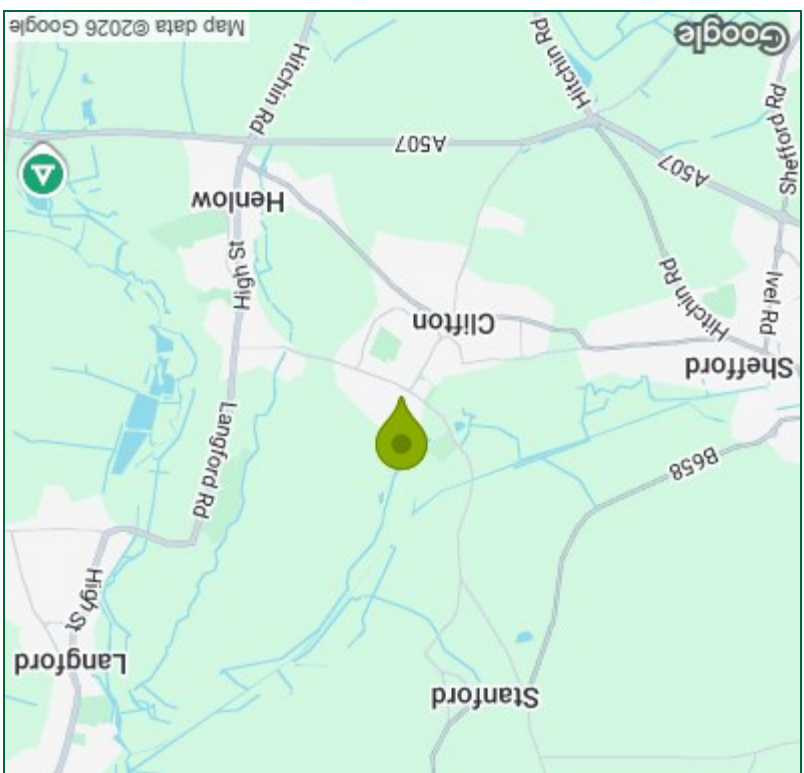
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

### Viewing

Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

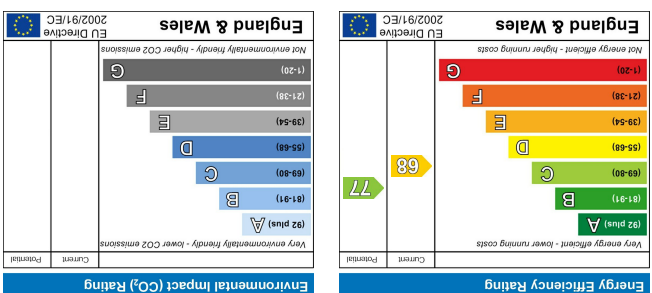


Floor Plan



Area Map

### Energy Efficiency Graph



Church Street,  
Clifton | Beds  
£280,000



**Lounge**  
11'11" x 11'0"

Entrance door, window to front, radiator, open fire with wooden surround, cupboard housing gas and electric meter.

**Dining Room**

11'11" x 8'11"

Stairs leading to first floor, under stairs cupboard, radiator, opening into:-

**Kitchen**

11'11" x 5'3"

Fitted with a range of base and eye level units with wood work surfaces, one and a half stainless steel sink unit with mixer tap, tiled splash back, wall mounted boiler, electric cooker point, plumbing for washing machine, radiator, window and door to rear.

**Landing**

Doors to first floor rooms, access to loft space.

**Bedroom One**

11'11" x 10'11"

Window to front, radiator.

**Bedroom Two**

8'11" x 5'6"

Window to rear, radiator.

**Shower Room**

Suite comprising of fully tiled shower cubicle with wall mounted shower, wash hand basin, low level w.c, radiator.



**Rear Garden**

A large garden extending over 90ft in length laid mainly to lawn, paved patio area, brick built shed, large summer house to rear of garden.

**Parking**

Hardstanding providing off road parking to rear of garden.

**Agents Notes**

Freehold.

Council Tax Band B.

The vendor informs us there is a right of way access across the back of the property.

