



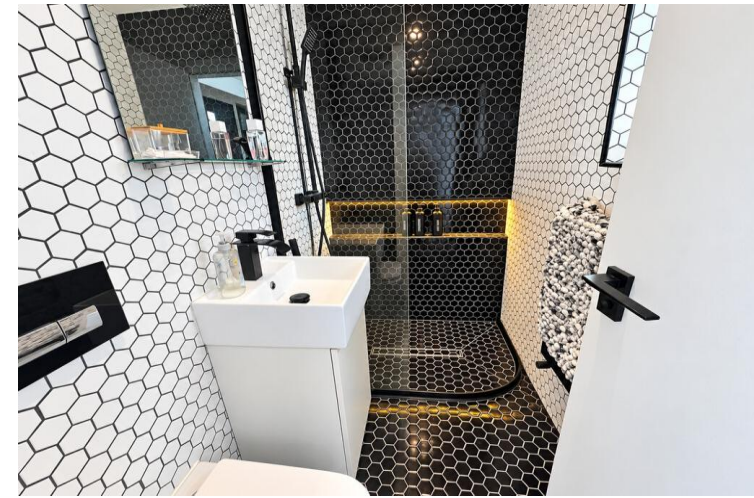
**Kennedy
& Foster**

30E High Street
Langford
SG18 9RR

Offers Over £300,000

- SOMETHING A LITTLE DIFFERENT
- OPEN PLAN LIVING/DINING/KITCHEN
- SHOWER ROOM
- BEDROOM TO GROUND FLOOR

- BEDROOM (MEZZANINE TO FIRST FLOOR)
- UNDER FLOOR HEATING TO GROUND FLOOR
- FREEHOLD CONVERSION
- FRONT COURTYARD



Situated set back from the High Street, this stunning unique freehold property that must be viewed internally to appreciate what the property has to offer. Accommodation comprises of an open plan living/dining/kitchen, stunning shower room, ground floor and first floor bedrooms. Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

OPEN PLAN KITCHEN/LIVING/DINING ROOM

21' 05" x 12' 8" (6.53m x 3.86m) uPVC double glazed Velux window to dual aspect, underfloor heating, stairs to first floor landing, steps down to lounge area. Wall, base and drawer units with white quartz work surface over, single drainer sink unit with mixer tap. Built in oven, induction hob and extractor over, cupboard housing gas combi boiler. Built in fridge/freezer and washing machine, Velux window. Door to:

SHOWER ROOM

Walk in shower with rainwater head shower over and hand shower attachment, wash hand basin with cupboard under, wall hung WC, inset lighting, heated towel rail, frosted uPVC double glazed window.

BEDROOM

15' 3" x 9' 11" (4.65m x 3.02m) Frosted window, underfloor heating, inset lighting.

FIRST FLOOR LANDING

Door to:

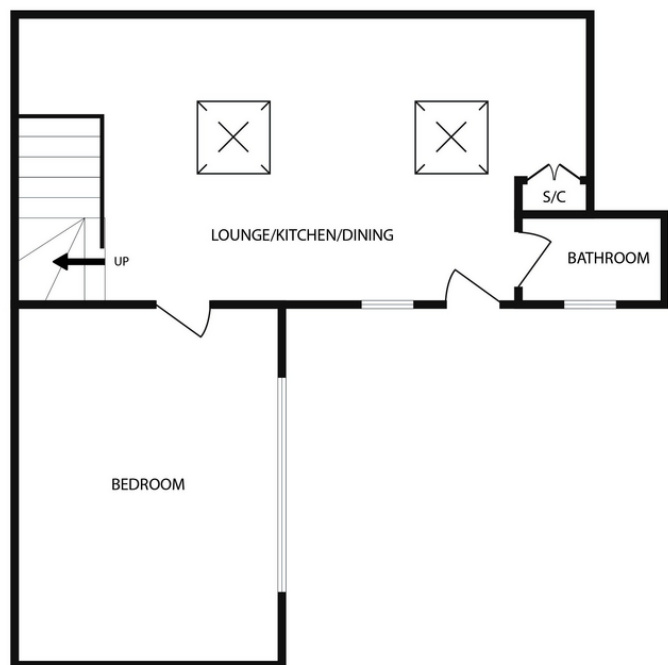
BEDROOM

10' 10" x 6' 4" widening to 9' 08" (3.3m x 1.93m) Two Velux window, radiator.

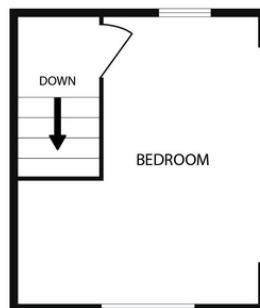
OUTSIDE

Front communal courtyard.





GROUND FLOOR



MEZZANINE FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested, and no guarantee as to their operability or efficiency can be given.

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.