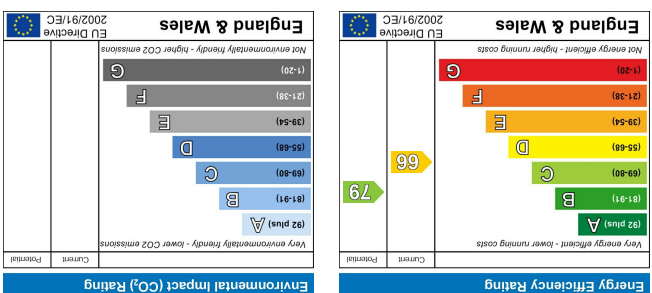




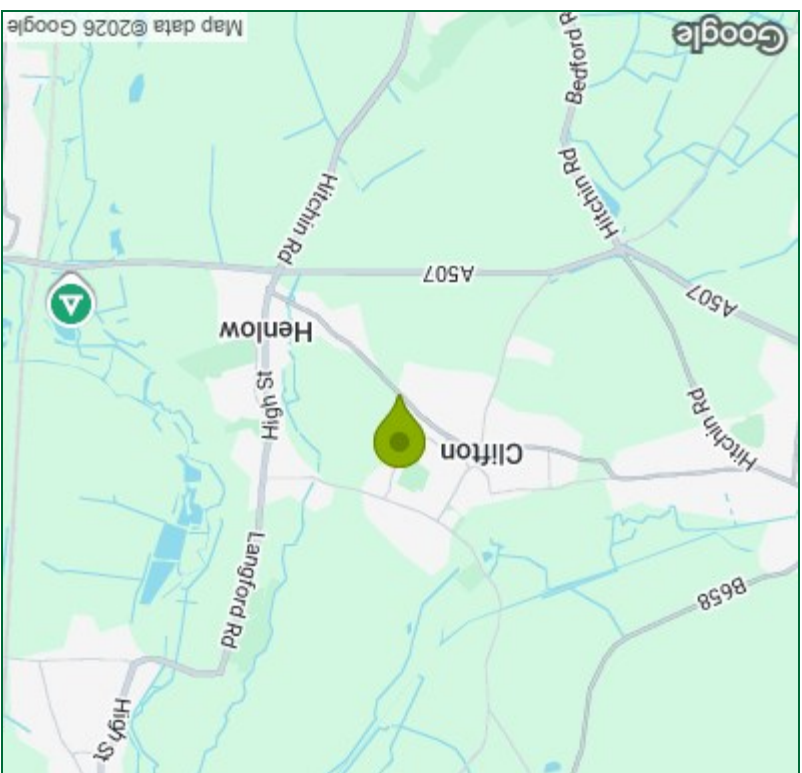
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

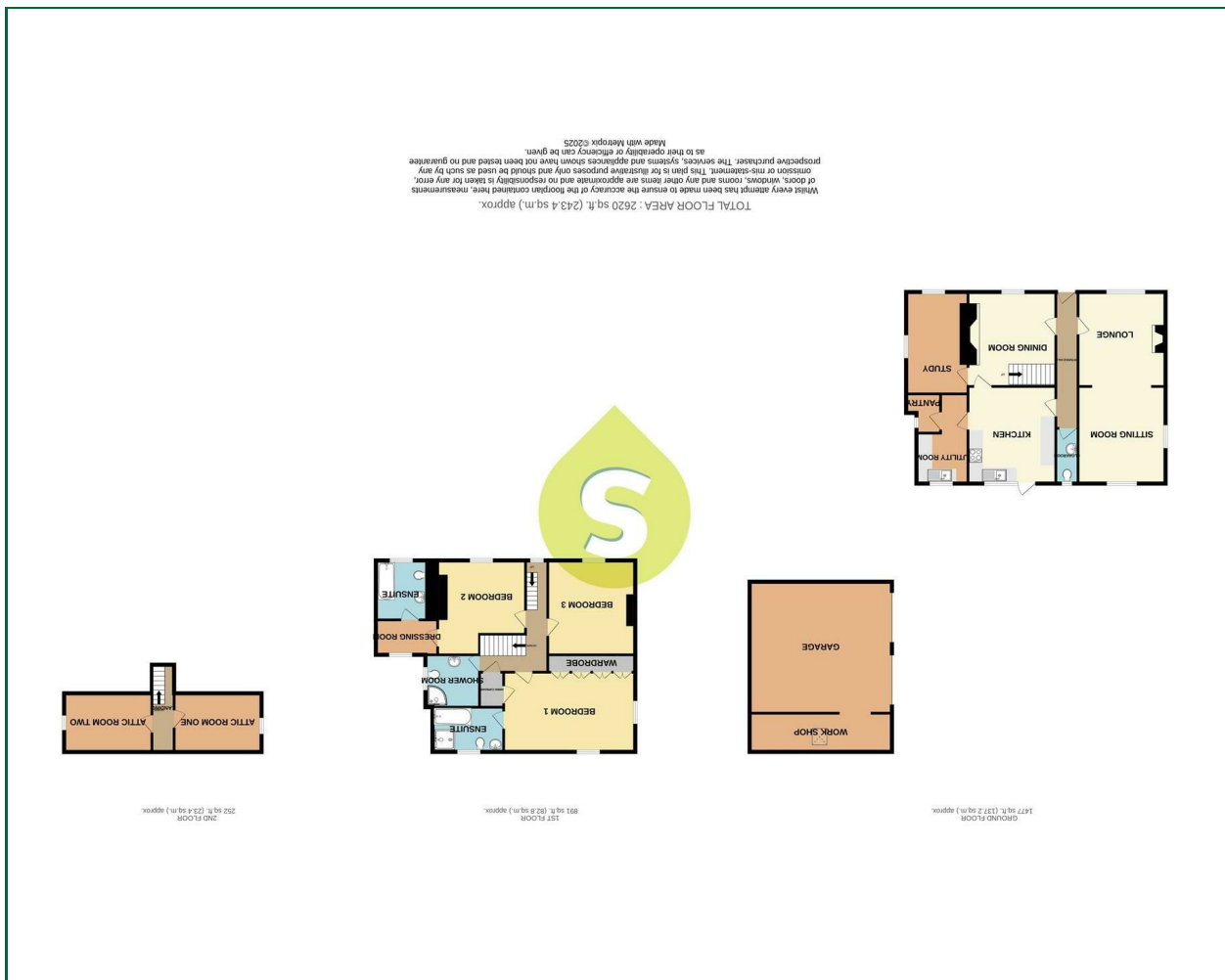
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map



Floor Plan



Broad Street,  
Clifton 1 Beds  
£780,000



**Entrance Hall**  
Entrance door, radiator.

**Lounge**  
13'6" x 12'5"  
Window to front, radiator, large brick built open fire place, exposed beams and timber features, opening into:-

**Sitting Room**  
13'10" x 12'8"  
Window to rear and side, radiator.

**Cloarkoom**  
White suite comprising of low level w.c, wall mounted basin, tiled floor, radiator, window to rear.

**Dining Room**  
13'5" x 12'4"  
Window to front, radiator, brick built fire place with tiled heart, exposed beams and timbers, stairs leading to first floor, radiator.

**Study**  
14'5" x 8'11"  
Windows to front and side, radiator, exposed brickwork and beams.

**Kitchen**  
13'11" x 12'7"  
Fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated eye level double oven, gas hob, integrated dishwasher, integrated fridge/freezer, tiled splash back, radiator, window to rear, tiled floor, wall mounted boiler, door to garden.



**Utility**  
11'8" x 7'4"  
Window to rear, fitted base unit with roll top work surfaces, stainless steel sink unit, inset spotlights, plumbing for washing machine, tiled splashback, tiled floor, large walk in pantry with window to side.

**Landing**  
Window to front, radiator, stairs leading to Attic Rooms, airing cupboard housing hot water tank and shelving, access to loft space with ladder.

**Bedroom One**  
18'10" x 11'5"  
Windows to rear and side, radiator, large range of fitted wardrobes, access to loft space with ladder.

**En-suite bathroom**  
White suite comprising of panel enclosed bath, fully tiled shower cubicle, wash hand basin and low level w.c in vanity unit, tiled floor, fully tiled walls, inset spotlights, heated towel rail, window to rear.

**Bedroom Two**  
13'6" x 12'5"  
Window to front, radiator, door to:-

**Dressing Room**  
8'9" x 5'0"  
Window to rear, radiator, access to loft space.

**Ensuite Bathroom**  
Suite comprising of panel enclosed bath with mixer tap, wall mounted shower, low level w.c, pedestal wash hand basin, radiator, part tiled walls, inset spotlights, window to front.

**Bedroom Three**  
13'6" x 12'7"  
Window to front, radiator.

**Shower Room**  
White suite comprising of fully tiled shower cubicle, low level w.c, pedestal wash hand basin, radiator, window to side.

**Attic Room One**  
12'6" x 7'8"  
Restricted head height, window to side.

**Attic Room Two**  
12'6" x 7'11"  
Restricted head height, window to side.

**Front Garden**  
Path leading to front door, laid to lawn, enclosed by mature hedging.

**Rear Garden**  
A large, fully enclosed garden laid mainly to lawn, variety of mature trees and shrubs, paved patio area, large gravelled driveway providing ample off road parking for several cars and leading to double garage.

**Double Garage with workshop**  
24'4" x 20'3"  
Two electric roller doors, power and light, storage space in eaves, Velux window to side.

**Agents Notes**  
Freehold.  
Council Tax Band F.

