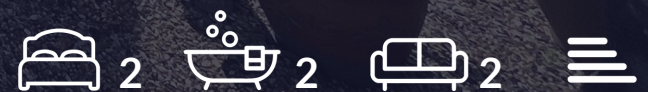




# CRANES

22 Villa Park Lodge Road, Cranfield, MK43 0BG

£150,000





# 22 Villa Park Lodge Road

Bedford, MK43 0BG

- BEAUTIFUL VIEWS
- ENSUITE TO MASTER
- VILLAGE LOCATION
- TWO BEDROOMS
- CHAIN FREE

\*STUNNING VIEWS\*

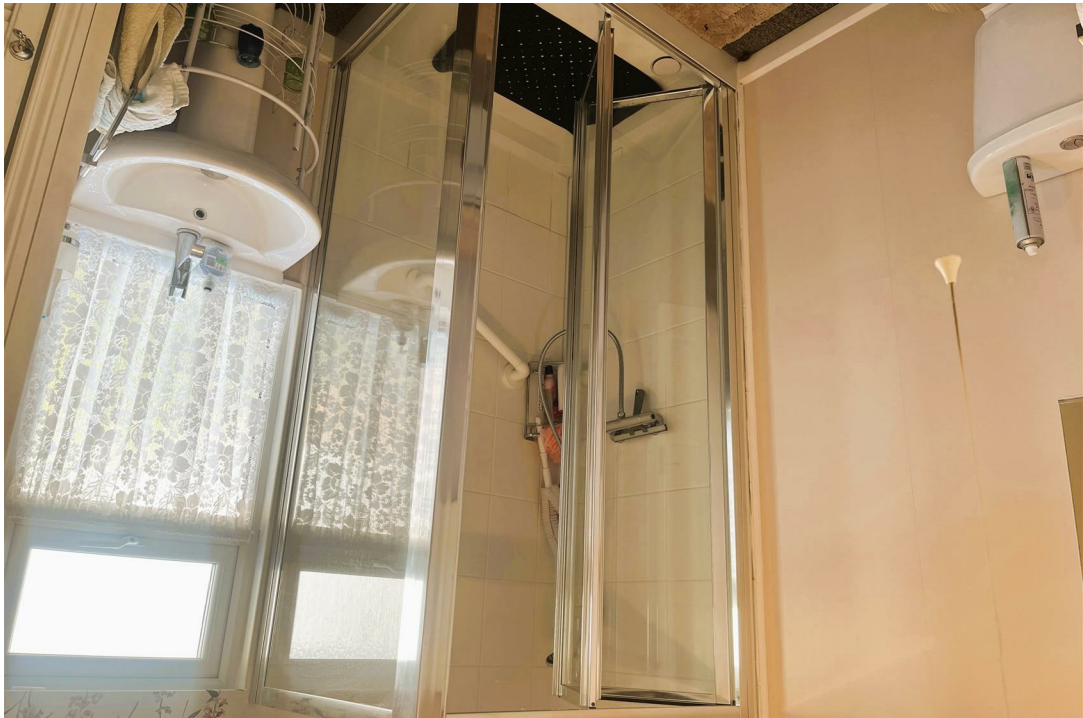
We are delighted to be instructed to sell this two bedroom park home. Situated on a development of similar properties and available exclusively to the over 55s, the property is offered for sale chain free. The accommodation briefly comprises of entrance hall, kitchen, lounge/diner, master bedroom with en-suite and walk-in wardrobe, bedroom two and a bathroom. There is also a sun room that can be accessed from the second bedroom, which is the perfect spot to take in the beautiful views over open countryside. Externally, the property has it's own patio area and a driveway for one vehicle. There is a monthly charge of approximately £250 payable to the site owner for upkeep of communal areas this charge also includes water rates. Please note there is a strict no pet rule. Please call for further details and to arrange a viewing.



£150,000



|             |                                |
|-------------|--------------------------------|
| HALLWAY     | 10'8" x 4'9" (3.27 x 1.448)    |
| LOUNGE      | 18'10" x 14'7" (5.741 x 4.446) |
| KITCHEN     | 10'10" x 9'6" (3.321 x 2.9)    |
| BATHROOM    | 7'3" x 6'7" (2.224 x 2.008 )   |
| BEDROOM ONE | 9'5" x 9'11" (2.892 x 3.034)   |
| ENSUITE     | 5'5" x 4'5" (1.675 x 1.368)    |
| BEDROOM TWO | 9'5" x 9'7" (2.876 x 2.922)    |







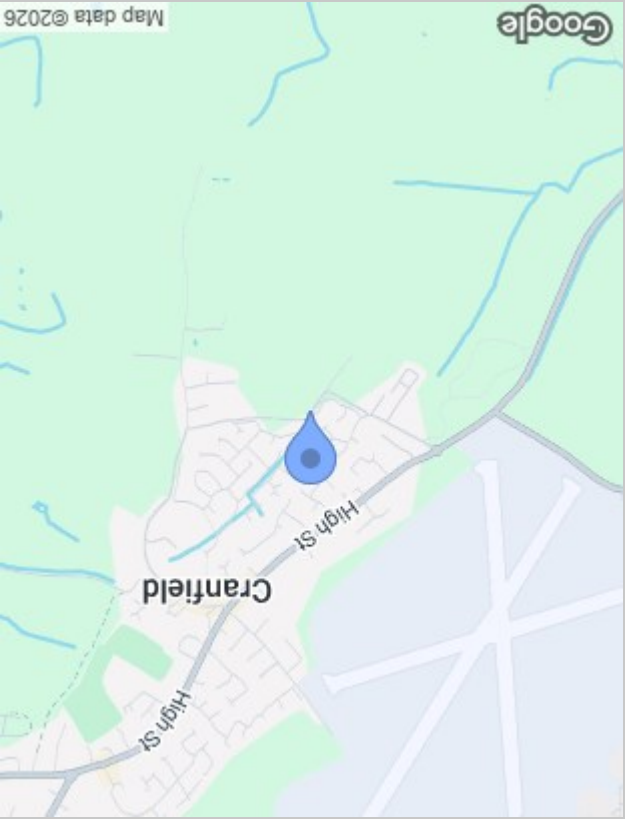
### Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| <b>England &amp; Wales</b>                  |           |
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs |           |
| A (92 plus)                                 |           |
| B (81-91)                                   |           |
| C (69-80)                                   |           |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |

### Energy Performance Graph



### Location Map

116b High Street, Cranfield, Bedford, MK43 0DG

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