



Lower Shelton Road, Marston Moretaine, Bedford MK43 0LP

Satchells



1 Bedroom Cottage

Guide price £215,000 Freehold

A charming semi-detached cottage dating back to 1885, presenting characterful accommodation arranged over three floors is offered to the market as CHAIN FREE.

The ground floor features a cosy living room with feature fireplace, well-proportioned kitchen, bathroom, and bright conservatory overlooking the rear garden. On the first floor is a spacious double bedroom, with a versatile loft room on the second floor ideal as a guest room or home office. Outside, the property benefits from a private enclosed rear garden and driveway providing off-road parking for two vehicles. A delightful period home combining charm with practical living space.

- Chain free
- Character cottage
- Feature fireplace
- Loft room/second bedroom
- Bathroom
- Enclosed rear garden
- Off road parking
- Gas central heating
- Ideal investment or first purchase
- EPC rating E. Council tax band B



Ground Floor

Front Door:

Timber front door.

Living Room:

Abt. 14' 1" x 10' 5" (4.29m x 3.17m) A generous living room featuring an exposed brick electric fireplace. Understairs storage cupboard. Windows to front and side. Radiator. Coved ceiling. Carpet as fitted.

Kitchen:

Abt. 12' 0" x 6' 0" (3.66m x 1.83m) A bright kitchen comprising a good range of base level units with ample work surfaces. Single drainer stainless steel sink unit. Double electric oven. Fridge/freezer. Tiled backsplash area. Radiator. Window to side and rear. Tiled flooring.

Bathroom:

A suite comprising panelled corner bath with shower over, pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Window to rear. Tiled flooring.

Conservatory:

Abt. 7' 6" x 7' 0" (2.29m x 2.13m) Of brick construction with triple aspect windows. Door leading to rear garden. Radiator. Carpet as fitted.

First Floor

Bedroom One:

Abt. 14' 1" max x 10' 5" (4.29m x 3.17m) A large double bedroom with built in wardrobe. Radiator. Window to front. Wooden flooring.

Second Floor

Loft Room:

Abt. 14' 6" x 10' 0" (4.42m x 3.05m) Another brilliant space which is currently being used as an additional bedroom. Built in cupboards. Radiator. Velux window to rear. Laminate flooring.

Outside

Front Garden:

A minimal frontage with double driveway providing off road parking for two cars.

Rear Garden:

Mostly laid to patio, this generous rear garden offers ample storage solutions with three timber sheds and a brick outbuilding with power and light. Greenhouse. Gated side access. Outside tap.

Additional Information

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No

Mobile/Phone: OK - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: B

Council tax payable: TBC

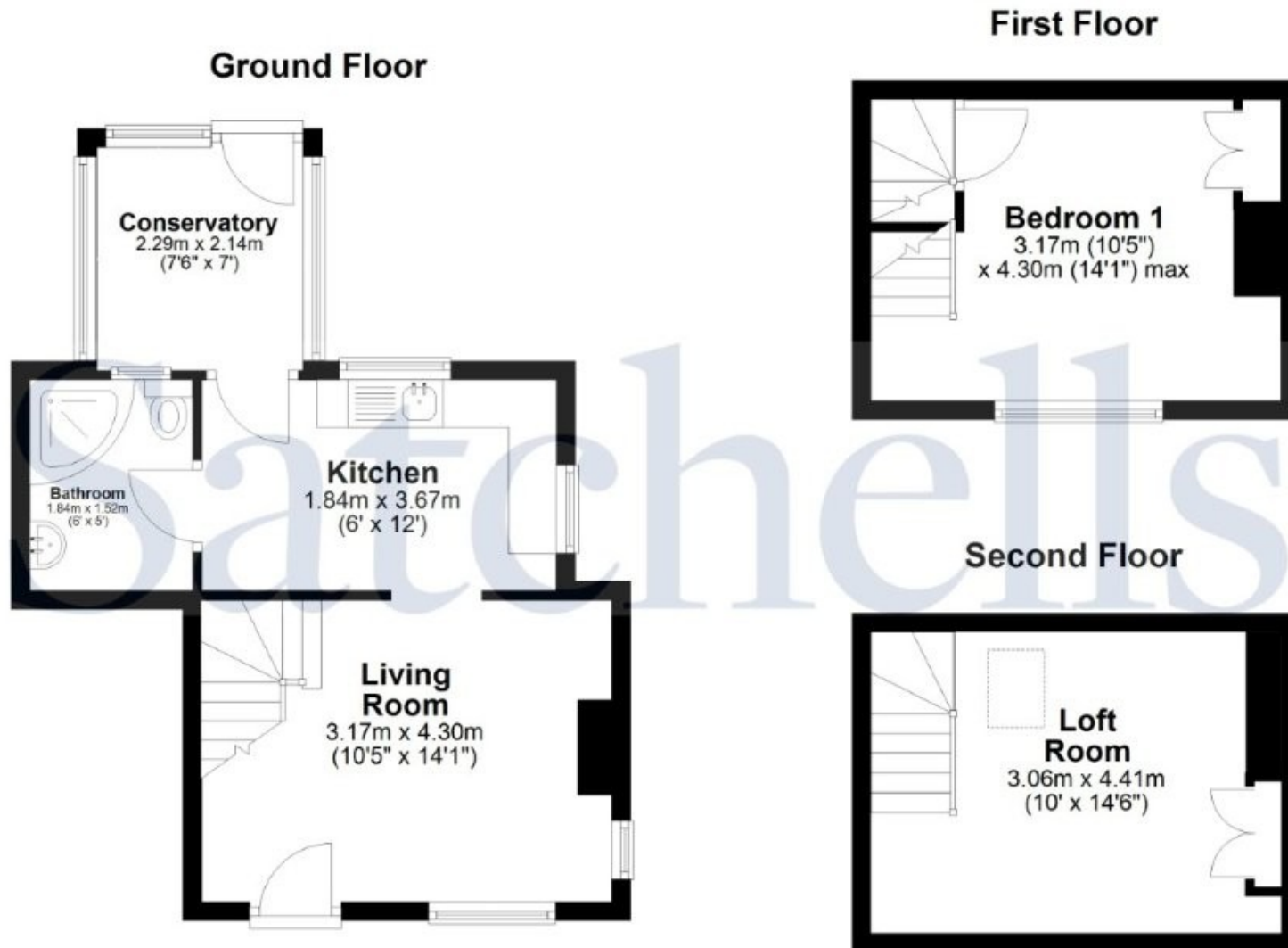
For further material information please contact the office marketing this property.





These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.