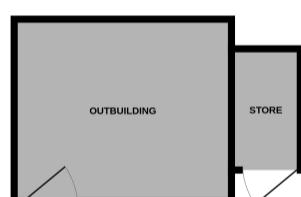




OUTSIDE
0 sq.ft. (0.0 sq.m.) approx.

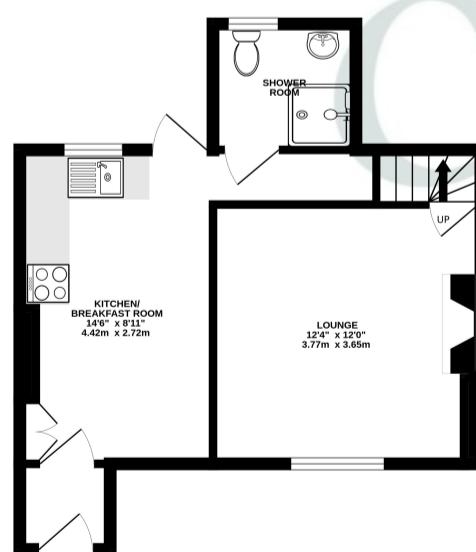


TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

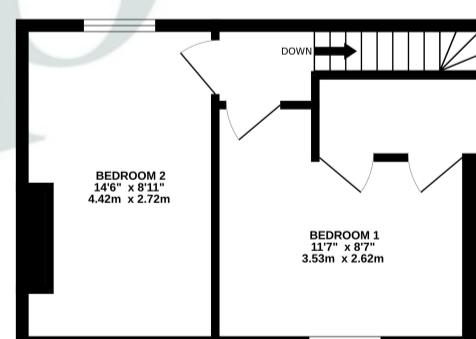
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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GROUND FLOOR
354 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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Perched on a hill overlooking central Bedfordshire with lovely views of the countryside, this historic ex-duke of Bedford two bedroom cottage offers a unique opportunity to create your dream home.

- Beautiful ex-duke of Bedford character
- Stunning countryside views
- Two bedrooms and a shower room
- Oil fired central heating
- Front garden and rear courtyard
- Off road parking for numerous cars

Ground Floor

Entrance Porch

UPVC Front door, access to kitchen/breakfast room.

Kitchen/Breakfast Room

Double glazed leaded light window to rear, range of base and wall mounted Corian work surfaces over, sink and drainer with mixer tap over, wood and tiling to splashback areas, space for fridge freezer, oven and washing machine, radiator, stable door to garden.

Lounge

Double glazed leaded light window to front, feature fireplace, radiator.

Shower Room

Double glazed leaded light window to rear, part tiling to splashback areas, radiator, white suite comprising of wash hand basin, low level w/c and shower cubicle.



First Floor

Bedroom One

Double glazed leaded light window to front, access to loft, fitted wardrobes, radiator.

Bedroom Two

Double glazed leaded light window to rear, radiator.

Outside

Outbuilding

Outbuilding housing oil tank, power and light.

Rear Garden

Rear access, courtyard with patio seating area, oil boiler.

Front Garden

Hedge lined, laid to lawn front garden.

Parking

Off road parking for numerous cars.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

