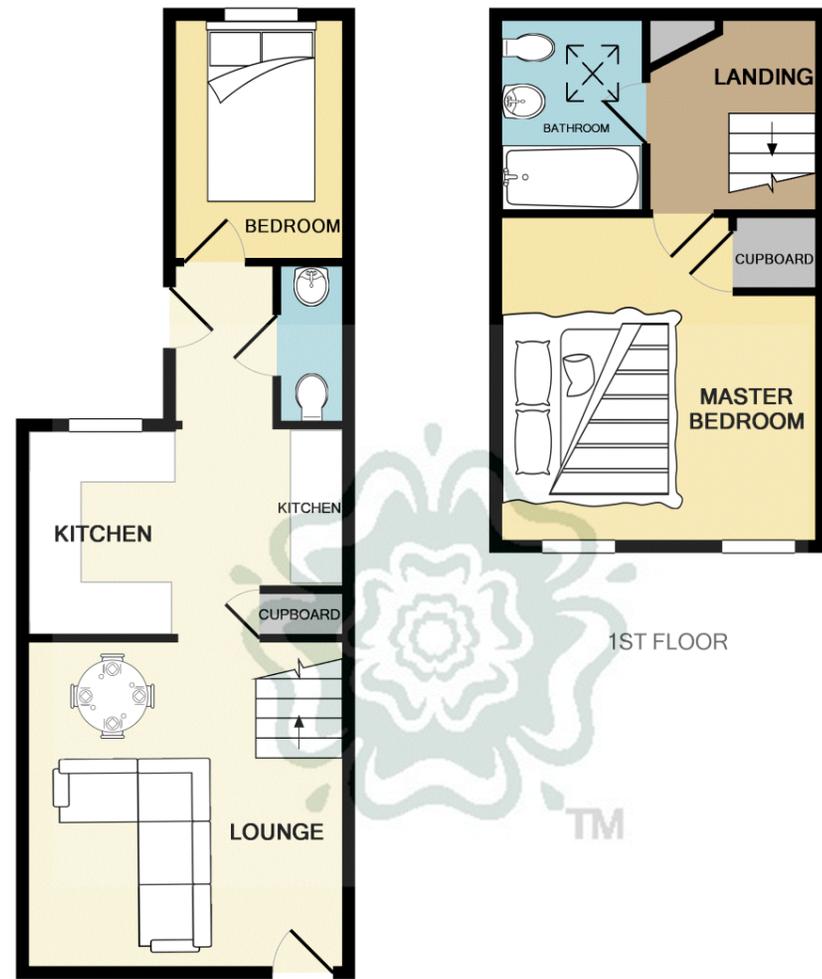
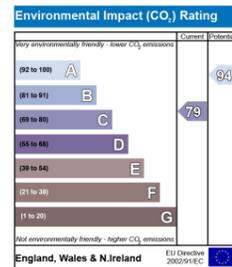
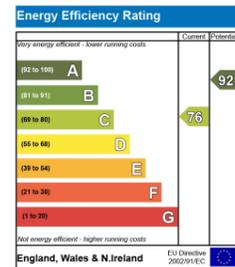


Floor Plans



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2 Clipstone Mews

Bedford Road, Barton-le-Clay, Bedfordshire, MK45 4FN

Offers in Excess of £250,000

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
 T: 01525 403033 | E: ampthill@country-properties.co.uk
 www.country-properties.co.uk



A beautifully presented mews style two bedroom cottage with versatile accommodation. Built by local developers in 2007 and situated within the centre of the popular village of Barton-Le-Clay. The property comes with the added bonus of off-road parking.

- Gated entrance.
- Ground floor bathroom.
- Front and south westerly facing rear garden.
- Lounge with open plan kitchen.
- Main bedroom on first floor.
- Allocated parking area.

Ground Floor

Lounge

12' 7" x 12' 3" (3.84m x 3.73m) Entrance door to front, double glazed sash window to front, radiator, ceramic tiled flooring, wall mounted electric fire, stairs rising to first floor.

Kitchen

12' 2" x 8' 1" (3.71m x 2.46m) A range of base and wall mounted units with work surfaces over, four ring electric hob with stainless steel double extractor hood over and oven under, 1.5 basin stainless steel sink and drainer with mixer taps over, integrated dishwasher, integrated fridge, ceramic tiled flooring, radiator, double glazed door to rear, built-in cupboard with plumbing for washing machine.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator, ceramic tiled flooring.

Bedroom Two

9' 5" x 6' 9" (2.87m x 2.06m) Double glazed sash window to rear, fitted carpet, radiator.

First Floor

Landing

Built-in airing cupboard housing hot water tank, fitted carpet.

Bedroom One

12' 6" x 12' 4" (3.81m x 3.76m) Two double glazed sash windows to front, radiator, fitted carpet, access to loft, built-in cupboard.

Bathroom

A suite comprising of a panelled bath with shower attachment, wash hand basin, low level WC, tiling to splashbacks, radiator, ceramic tiled flooring.

Outside

Front Garden

Shingled area ideal for shrubs and flower borders, wooden picket fencing.

Rear Garden

South westerly facing, mainly patio with areas for pots and plants, timber fencing.

Parking

Off-road allocated parking for one vehicle.

NB

There is a maintenance charge of £35 per month for this property.

