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High Street, Clapham, Bedford MK41 6AQ

WALDENS ESTATE AGENTS



High Street  
Clapham  
Bedford  
MK41 6AQ

£212,000

Waldens are delighted to offer for sale this well presented one bedroom character cottage which is located in the popular north Bedfordshire village of Clapham offering a fantastic length rear garden with access and views over the River Great Ouse.

- 1 Bedroom
- Character Cottage
- Lounge
- Kitchen
- 4 Piece Bathroom Suite
- Gas Central Heating
- Rear Garden With River Great Ouse Views
- Close By To Amenities & Schooling

- Council Tax Band A
- Energy Efficiency Rating C



Clapham is a popular village with easy access into Bedford Town and the North Bedfordshire villages. Clapham itself offers pretty picturesque riverside walks, a mini Tesco supermarket, riverside pub & restaurant, doctor's surgery, dental practice & a Post Office as well as highly regarded schools. Clapham is a popular village with easy access into Bedford and the North Bedfordshire villages. Clapham itself offers riverside walks, a mini Tesco supermarket, a riverside pub & restaurant, a doctor's surgery, a dental practice, a Post Office, and highly regarded schools.



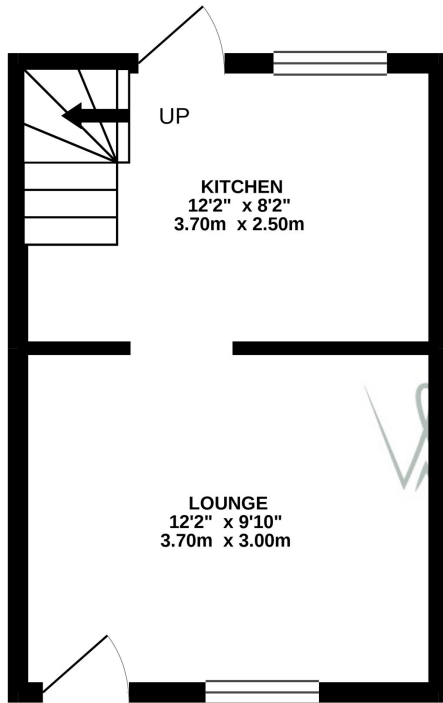
Entering via the front door that leads straight into the formal lounge area which is of adequate size and has a double glazed window to the front aspect. The kitchen is accessed via the lounge and has plenty of base and eye level storage units and offers space for the day to day necessary appliances. Staircase is located in the kitchen leading to the first floor accommodation. Upon the first floor the landing leads to the bedroom & bathroom. The bathroom is fitted with a 4 piece suite and is at the rear. To the front Bedroom 1 is of a generous size and has a built in storage cupboard.

Outside; The rear garden is of very good length and opens out beyond the brick barns & Wooden constructed outbuildings and is mainly laid to lawn with a raised decking area, at the bottom of the garden is a further decking area overlooking the river beyond.

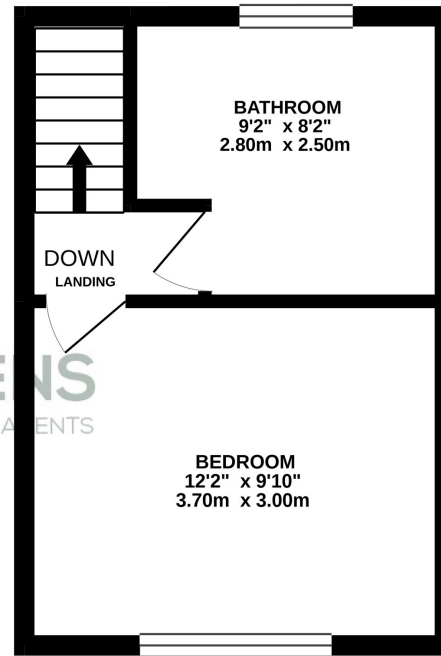
Agents Note; Please be advised neighboring properties have a right of way across the rear.



GROUND FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



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TOTAL FLOOR AREA: 443 sq.ft. (41.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

