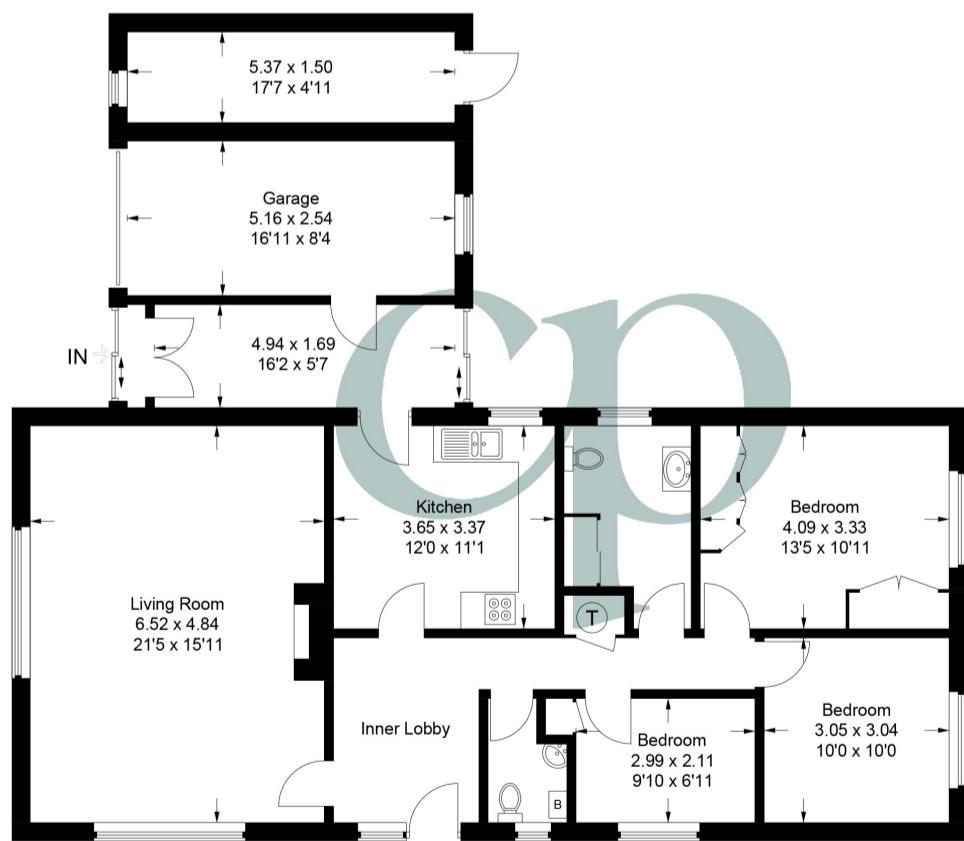




Approximate Gross Internal Area = 125.1 sq m / 1,346 sq ft  
 (Including Garage)  
 Outbuilding = 8.2 sq m / 88 sq ft  
 Total = 133.3 sq m / 1,434 sq ft



#### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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

Country Properties | 46-48, High Street | SG17 5DG  
 T: 01462 811822 | E: [shefford@country-properties.co.uk](mailto:shefford@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties

Located within the heart of the village of Clifton close to the local duck Pond this CHAIN FREE 3 bedroom detached bungalow offers a fabulous opportunity to modernise and extend subject to the necessary planning consents. The property has a generous garden and is just a short stroll to village amenities and bus links.

- Well presented – move straight in!
- No upper chain
- 3 bedrooms
- Potential to adapt the current layout/extend, subject to any necessary building consents
- A short stroll to village amenities including public house, Tesco Express, post office, butchers, Community Centre and highly regarded schooling
- Garage and workshop

#### Entrance Hall

16' 2" x 5' 7" (4.93m x 1.70m) French doors leading into entrance hallway. Door to kitchen and personal door leading to garage.

#### Kitchen

12' 0" x 11' 1" (3.66m x 3.38m) A range of base and eye level units with complementary worksurfaces over. Sink and drainer unit with mixer tap over. Space for washing machine. Built in electric oven, four ring gas hob with concealed extractor over. Built-in microwave. Radiator.

#### Inner Lobby

Part glazed door to inner lobby. Obscure double glazed window to side. Built in storage cupboard housing hot water tank. Access to loft space. Doors into kitchen, cloakroom, bedroom 1, bedroom 2, bedroom 3, bathroom and living room.

#### Living Room

21' 5" x 15' 11" (6.53m x 4.85m) Feature brick fireplace fitted with gas fire. Dual aspect double glazed windows to side and rear. Parquet flooring. Two radiators.

#### Cloakroom

Corner wash hand basin with vanity under. WC. Wall mounted gas boiler. Obscure double glazed window to side. Tiled floor.

#### Bedroom 1

13' 5" x 10' 11" (4.09m x 3.33m) A range of built in wardrobes. Double glazed window to rear. Radiator.



#### Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to rear. Radiator.

#### Bedroom 3

9' 10" x 6' 11" (3.00m x 2.11m) Built in cupboard. Double glazed window to side. Radiator.

#### Bathroom

Three piece suite comprising separate shower cubicle, wc, wash hand basin with vanity under. Radiator. Tiled flooring. Obscure double glazed window to rear.

#### Front Garden

Driveway provides off road parking for several cars. Mainly laid to artificial lawn with various shrub and tree borders.

#### Rear Garden

Paved patio area. Personal door into storage shed/workshop. Mainly laid to lawn with various flower and shrub borders. Paved pathway provides gated access to front aspect.

#### Workshop/Storage Shed

17' 7" x 4' 11" (5.36m x 1.50m) Door leading into workshop. Window to front.

#### Garage

16' 11" x 8' 4" (5.16m x 2.54m) Single garage with electric roller door, power and light. Personal door into inner lobby/hallway

#### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

