



30, Broad Street

Clifton, Shefford,
Bedfordshire, SG17 5RJ

Offers in excess of £280,000

country
properties

Oozing with character and charm this two double bedroom circa 1900's cottage is situated in the heart of the sought after village of Clifton with a well established private rear garden in excess of 100ft. The property is a short drive to nearby Arlesey for rail links into the city.

- Character features including exposed beams, Log burning stove & latch doors
- Downstairs bathroom
- Two double bedrooms
- Popular Village Location
- Private enclosed rear south facing mature garden with an array of cottage style plants & shrubs
- A short stroll to village amenities including public house, Tesco Express, post office, butchers, Community Centre and highly regarded schooling

Ground Floor

Enter Via

Door to lounge.

Lounge

12' 1" x 12' 0" (3.68m x 3.66m) Double glazed sash window to front aspect. Feature brick fireplace with brick hearth and log burning stove. Alcove shelving. Alcove cupboard housing meters. Wooden latch door to kitchen. Wood effect flooring. Radiator.

Kitchen

9' 3" x 8' 0" (2.82m x 2.44m) Double glazed window to rear aspect. Stairs rising to first floor accommodation behind wooden latch door. Under stairs storage cupboard providing storage and space for fridge/freezer. A range of base and eye level units with complimentary worksurfaces over. Stainless steel sink drainer unit with mixer tap. Space for oven with concealed extractor. Radiator. Quarry tiled floor. Latch door to inner lobby.



Inner Lobby

Wooden door to side to access rear garden. Storage area and space and plumbing for washing machine. Latch door to bathroom.

Bathroom

Obscure double glazed window to side aspect. Three piece suite comprising low level flush wc, wash hand basin with vanity under and panel enclosed bath with shower over. Part tiled walls. Radiator.

First Floor

Landing

Wooden latch door to both bedrooms.

Bedroom 1

11' 11" x 11' 2" (3.63m x 3.40m) Double glazed sash window to front aspect. Radiator. Exposed floor boards.

Bedroom 2

9' 3" x 8' 1" (2.82m x 2.46m) Double glazed window to rear aspect. Over stairs storage cupboard housing wall mounted gas boiler. Radiator. Exposed floorboards. Loft Hatch providing access to loft.

Outside

Garden To Rear

Paved patio area with mature mixed flower and shrub borders. Outside tap. Partly laid to lawn with hedging and mature trees to include Wisteria, Roses, Hydrangea and ferns. . Path leading to rear of garden with further shrub and cottage planted borders and seating area. Green house. The garden is South facing and approx 100ft in length.

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

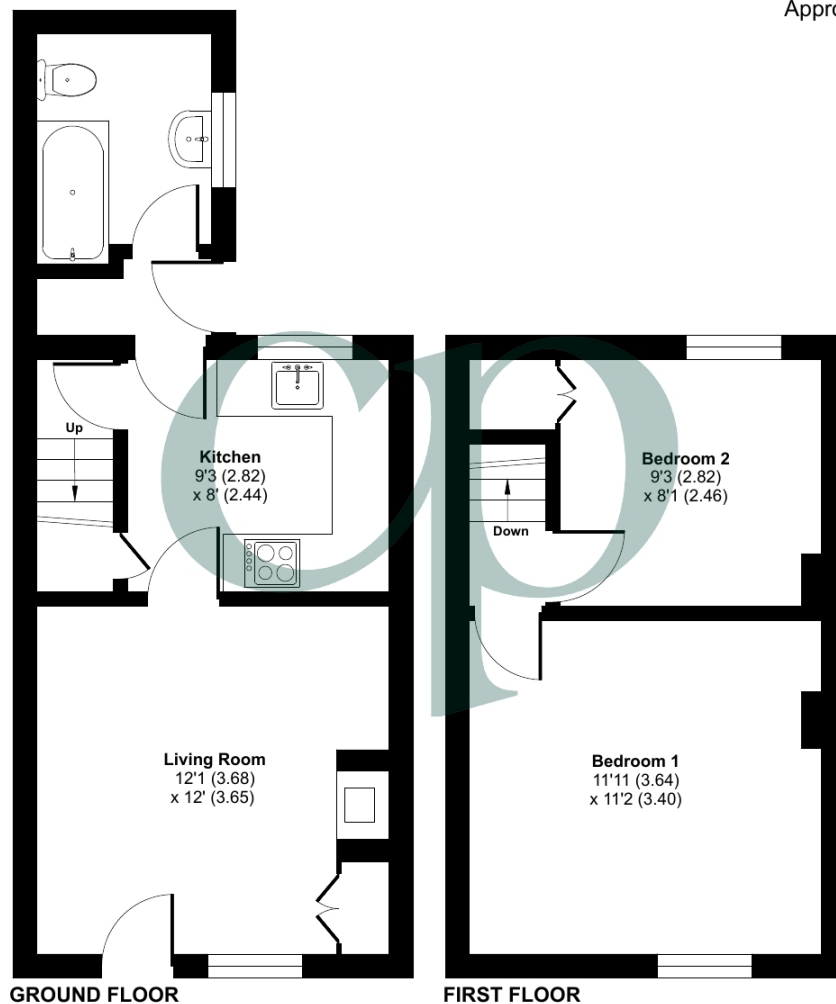
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1345512

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Viewing by appointment only

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