



Bryant Way
Toddington,
Bedfordshire, LU5 6EY
£270,000

country
properties

This chain-free end terrace home with allocated parking to rear is set within a popular village. The accommodation includes a fitted kitchen, living room with patio door to conservatory, two bedrooms and first floor bathroom. With south-westerly aspect, the enclosed rear garden is mainly laid to paving for ease of maintenance. Convenient commuter links are available via the M1 (J12): 1.5 miles, A5-M1 link road: 2.2 miles and Harlington mainline rail station: 2.8 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed fanlight and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Door to living room. Open access to:

KITCHEN

Opaque double glazed leaded light effect window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Wall tiling. Space for washing machine, fridge/freezer, tumble dryer and cooker (with extractor over). Wall mounted gas fired boiler. Wall mounted electric heater.

LIVING ROOM

Double glazed sliding patio door to conservatory. Feature fireplace housing electric fire. Radiator. Wood effect flooring.

CONSERVATORY

Double glazed windows and French doors to rear garden.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to rear aspect. Radiator.

BEDROOM 2

Two double glazed leaded light effect windows to front aspect. Radiator. Built-in cupboard over stair bulkhead.

BATHROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Laid to gravel and slate chippings. Outside light. Gated side access to rear garden.



REAR GARDEN

South-westerly aspect. Mainly laid to paving for ease of maintenance. Garden shed.

Enclosed by fencing with gated rear access.

OFF ROAD PARKING

Allocated parking space to rear.

Current Council Tax Band: C.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

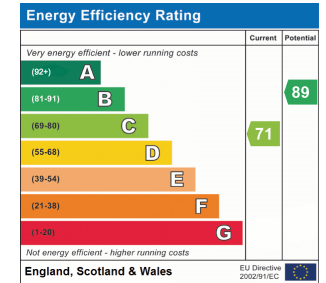
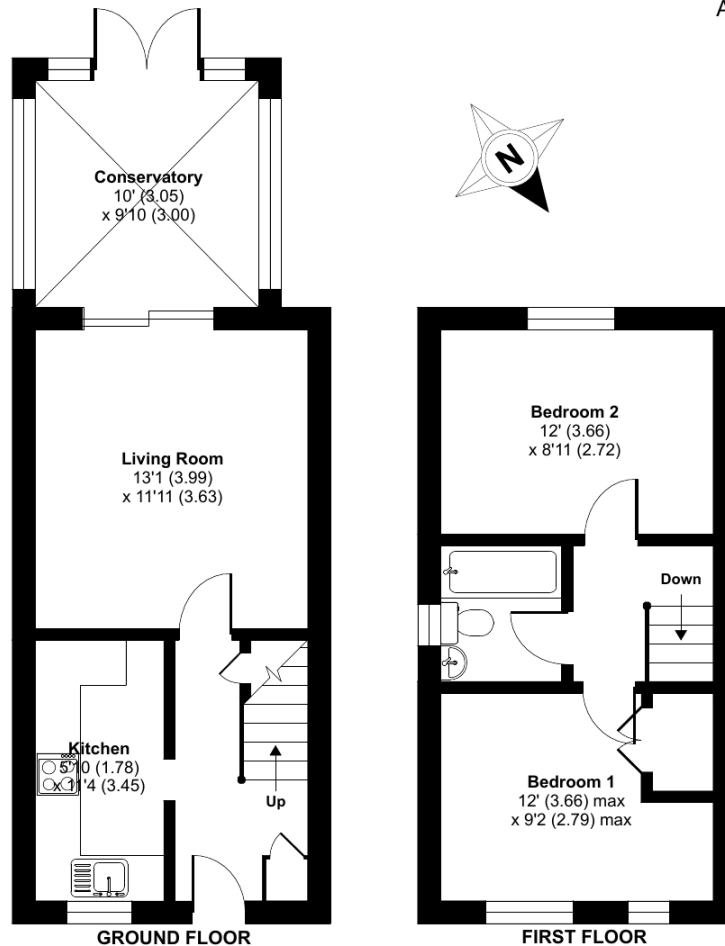
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1081587

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 | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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