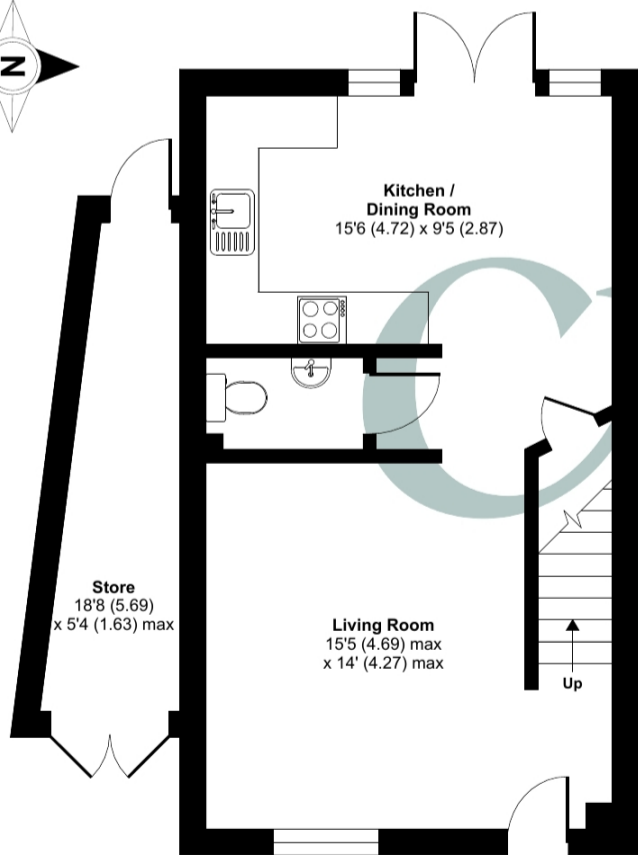
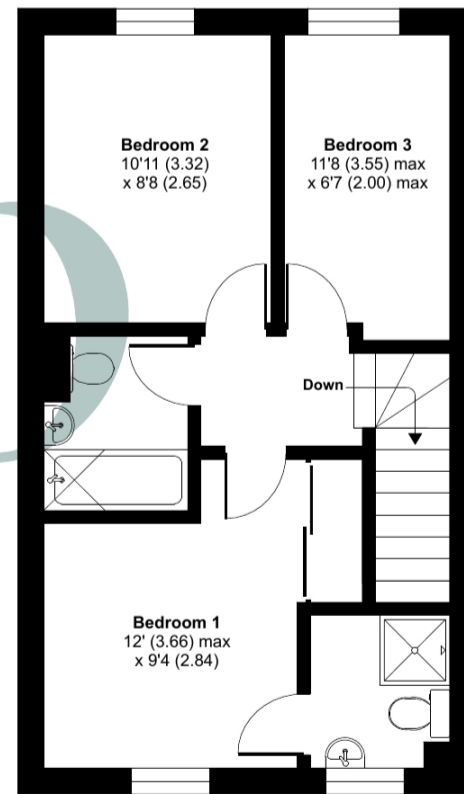


Approximate Area = 868 sq ft / 80.6 sq m  
Outbuilding = 77 sq ft / 7.2 sq m  
Total = 945 sq ft / 87.8 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1237007

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  
www.country-properties.co.uk

This 3 bedroom end of terrace home is situated in quiet cul de sac and is offered with no upward chain. This beautifully presented property offers spacious modern accommodation throughout and 3 allocated parking spaces in the sought after village of Clifton.

- Offered chain free - Just move in!
- 15ft stylish kitchen/dining room with french doors leading onto rear garden
- En suite & built in wardrobes to bedroom 1
- Three allocated parking spaces
- Short walk to village amenities, butchers, local shop/post office, pubs and village hall
- West facing garden with useful covered storage area to the side of the property
- Highly regarded local schooling
- Viewing advised to fully appreciate whats on offer !

## Ground Floor

### Lounge

15' 5" x 14' 0" (4.70m x 4.27m) Enter via composite front door leading into Lounge. Double glazed window to front aspect. Wall mounted TV bracket with inset bespoke media unit. Wood effect flooring. Radiator. Open plan to inner lobby leading through to kitchen/dining room.

### Inner Lobby

Wood effect flooring. Door to under stair storage cupboard. Door to cloakroom. Open to kitchen/dining room.

### Kitchen/Dining Room

15' 6" x 9' 5" (4.72m x 2.87m) A range of wall and base units with solid oak work surfaces over. Ceramic single bowl sink with drainer and mixer tap over. Integrated dishwasher. Integrated washer/dryer. Space for American style fridge freezer (Available by separate negotiation). Double electric oven/grill with 4 ring gas hob and extractor hood over. Wood effect flooring. Radiator. Gas boiler housed in wall unit.



## Cloakroom

Suite comprising wc, pedestal wash hand basin. Wood effect flooring. Radiator.

## First Floor

### Landing

Loft access: fully insulated part boarded fitted with light and ladder. Doors to all Bedrooms and Bathroom.

### Bedroom 1

12' 0" x 9' 4" (3.66m x 2.84m) Double glazed window to front aspect. Built-in wardrobe. Radiator. Door leading to:

### En-suite

Obscure double glazed window to front aspect. Separate shower cubicle. Low level wc, pedestal wash hand basin. Radiator. Ceramic tiled flooring.

### Bedroom 2

10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to rear aspect. Radiator.

### Bedroom 3

11' 8" x 6' 7" (3.56m x 2.01m) Double glazed window to rear aspect. Radiator.

## Bathroom

Three piece suite comprising: panelled bath fitted with wall mounted shower. Low level wc, pedestal wash hand basin. Ceramic tiled flooring. Radiator. Part tiled walls. Wall mounted storage cabinet.

## Outside

### Front Garden

Paved pathway to front door. Gated side access to rear. Allocated parking for 3 cars.

### Rear Garden

West facing garden with paved patio area leading to low maintenance artificial lawn. Large wooden side storage shed fitted with shelving, power and light. Large covered storage area to side of property. Doors to covered side storage area with further double doors to access bin area and front of property. Gated access to side providing access to front.

### 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

