



11, New Road

Clifton,
Bedfordshire, SG17 5JH

Offers in Excess of: £260,000

COUNTRY PROPERTIES

PART OF HUNTERS

A beautifully presented CHAIN FREE two double bedroom cottage offering modern living whilst retaining its charm and character, situated in the popular village of

Clifton.

- Beautifully presented - Just move in!
- Retaining many character features
- Two double bedrooms
- Kitchen/breakfast room with double doors leading onto the rear garden
- Sought after village location
- Great investment buy with a rental income of approx. £950 PCM

GROUND

Entrance

Via double glazed door opening into:

Living Room

12' 5" (max) x 11' 0" (max) (3.78m x 3.35m) Double glazed window to front aspect with fitted shutters. Radiator. Feature fireplace with fitted cupboard to the side of chimney breast. Door into inner hall.

Inner Hall

Stairs rising to first floor accommodation with under stairs storage cupboard housing space for tumble dryer. Radiator. Storage cupboard. Doors into kitchen and bathroom.

Kitchen/Breakfast Room

13' 0" x 10' 0" (3.96m x 3.05m) A range of wall and base level units with rolled edge surfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap. Fitted oven with 4 ring gas hob and stainless steel extractor hood over. Space fridge freezer. Space and plumbing for washing machine and dishwasher. Wall mounted gas boiler. Radiator. Tiled flooring. Double glazed window and French doors opening onto the rear garden.



Bathroom

Three piece suite comprising low level wc, pedestal mounted wash hand basin and panel enclosed bath with mixer tap and shower attachment and glass side screen. Tiled floor and partially tiled walls. Extractor fan. Heated towel rail.

FIRST FLOOR

Landing

Access to boarded loft space. Doors to both bedrooms.

Bedroom 1

12' 5" (max) x 10' 5" (max) (3.78m x 3.17m) Double glazed window to front aspect with fitted shutters. Radiator.

Bedroom 2

9' 7" (min) x 8' 11" (max) (2.92m x 2.72m) Double glazed window to rear aspect with fitted shutters. Radiator. Built in wardrobe.

OUTSIDE

Rear Garden

Laid mainly to lawn with patio area and shrub borders. Outside tap. Fully enclosed with gated access to the side.

AGENT NOTE

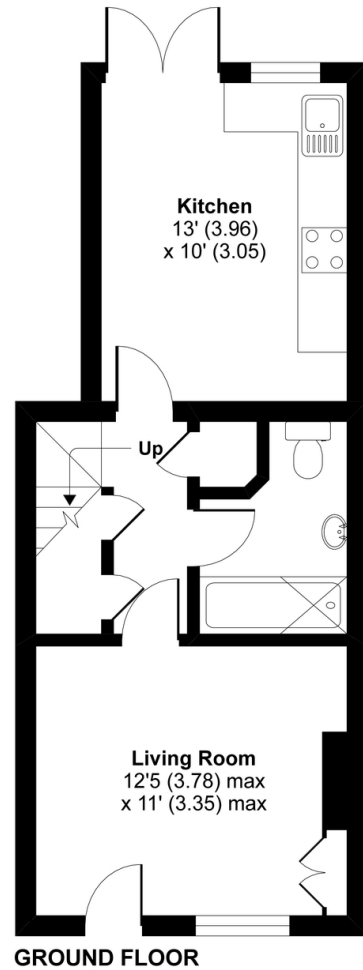
To gain access to the front of the property from the rear garden is via gated pedestrian access over the garden of no.13.

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

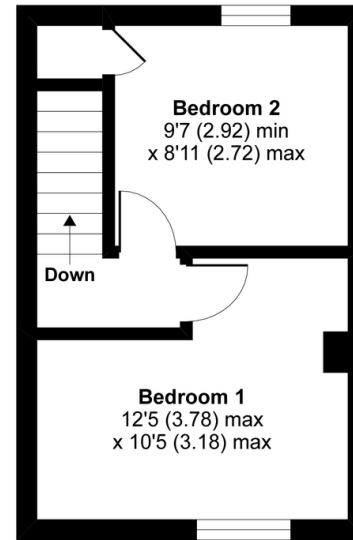


Approximate Area = 648 sq ft / 60.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		89
(81 to 91)	B		
(69 to 80)	C	72	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 697862



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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