Manor Road

Toddington,
Bedfordshire, LU5 6AJ
Offers Over £360,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offered for sale with no upper chain, this semi detached home is set within a popular location and has the benefit of a garage and driveway parking to side. With scope to improve, the accommodation includes a living room, open plan kitchen/dining room, ground floor shower room and three bedrooms. Commuters are well served by the M1 (J12): 1.2 miles, the recently opened A5-M1 link road: 2.3 miles and Harlington mainline rail station: 2.4 miles (approx.) EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via opaque double glazed entrance door with sidelight. Double glazed windows to front and side aspects. Glazed door to:

ENTRANCE HALL

Opaque double glazed door and window to side aspect. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Doors to kitchen/dining room, shower room and to:

LIVING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric double oven and five ring gas hob with extractor over. Space and plumbing for washing machine.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with shower unit, low level WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Hatch to loft. Built-in cupboard housing wall mounted gas fired boiler. Doors to all bedrooms.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Part enclosed by mature hedging and low level brick walling.

REAR GARDEN

Mainly laid to lawn. Enclosed by timber fencing, brick walling and mature hedging. Part glazed personal door to garage.

GARAGE

Up and over door. Part glazed personal door to side aspect. Windows to side and rear aspects.

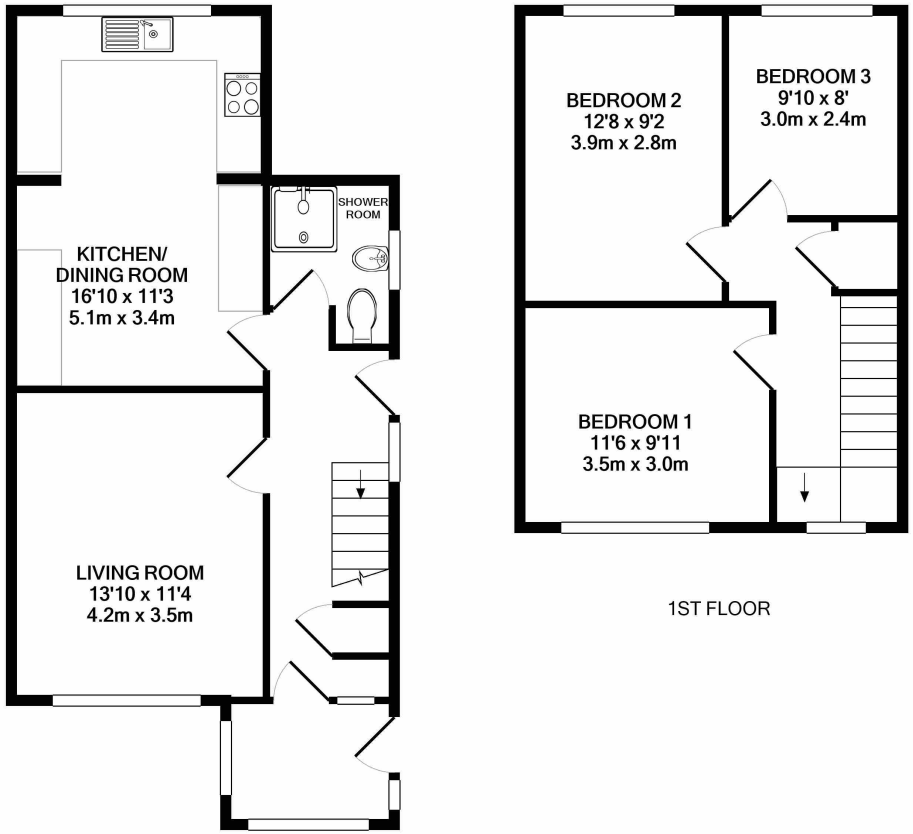
OFF ROAD PARKING

Concrete driveway providing off road parking and leading through double timber gates to garage.

Current Council Tax Band: D.

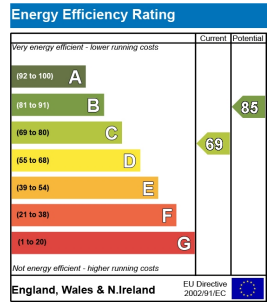
WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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