



Frenchmans Close

Toddington,
Bedfordshire, LU5 6BD

Offers Over **£180,000**

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properties

Set within a popular village, this chain-free cluster home offers an excellent opportunity to take your first step on the property ladder, or Buy to Let investment having a potential rental income of approx. £900 pcm. The accommodation includes a living room with deep walk-in bay, fitted kitchen, double bedroom and first floor bathroom. Allocated parking is provided to the front of the property. Commuter links are available via the M1 (J12): 1.5 miles and Harlington's mainline rail station: 2.7 miles.

EPC Rating: C.

GROUND FLOOR

COVERED ENTRANCE

Part opaque double glazed entrance door to:

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Radiator. Wood effect flooring. Stairs to first floor landing. Door to:

KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer. Tiled splashbacks. Space for cooker, refrigerator and washing machine. Radiator. Wood effect flooring. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Doors to bathroom and to:

BEDROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Built-in cupboard.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator.

OUTSIDE

OFF ROAD PARKING

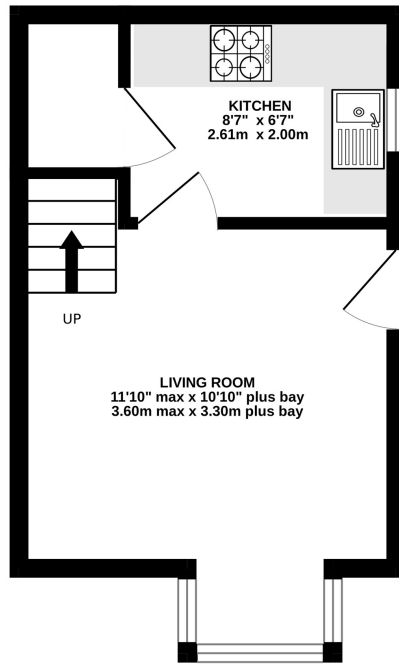
Allocated parking space to front of property. Gravelled area. Outside store.

Current Council Tax Band: B.

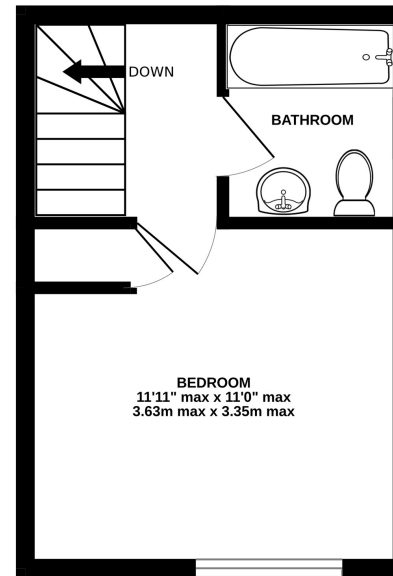




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		70
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing by appointment only

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