



Frenchmans Close

Toddington,
Bedfordshire, LU5 6BD
£240,000

country
properties

Set within a village location, this chain-free cluster home offers an excellent opportunity to take your first step on the property ladder. The accommodation includes a living room with walk-in bay having French doors to the enclosed front garden area, fitted kitchen, two bedrooms (the principal with fitted storage) 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: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with double glazed inserts. Wood effect flooring. Built-in storage cupboard. Door to kitchen. Open access to:

LIVING ROOM

Walk-in bay with double glazed leaded light effect window to side aspect and double glazed leaded light effect French doors to front garden. Feature fireplace surround housing electric fire. Radiator. Stairs to first floor landing.

KITCHEN

Double glazed leaded light effect window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated slimline dishwasher. Space and plumbing for washing machine. Space for fridge/freezer (within cupboard). Wall mounted gas fired boiler. Recessed spotlighting to ceiling. Wood effect flooring.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom.

BEDROOM 1

Walk in bay with double glazed leaded light effect windows to front and either side aspect. Fitted wardrobe and storage cupboards. Radiator.

BEDROOM 2

Double glazed leaded light effect window to front aspect. Radiator. Hatch to loft.

BATHROOM

Opaque double glazed leaded light effect window to front aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Brick-built store adjacent to front entrance door. Outside light. Paved pathway leading to gated access to garden area.



OFF ROAD PARKING

Block paved allocated parking for one vehicle to front of property.

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.





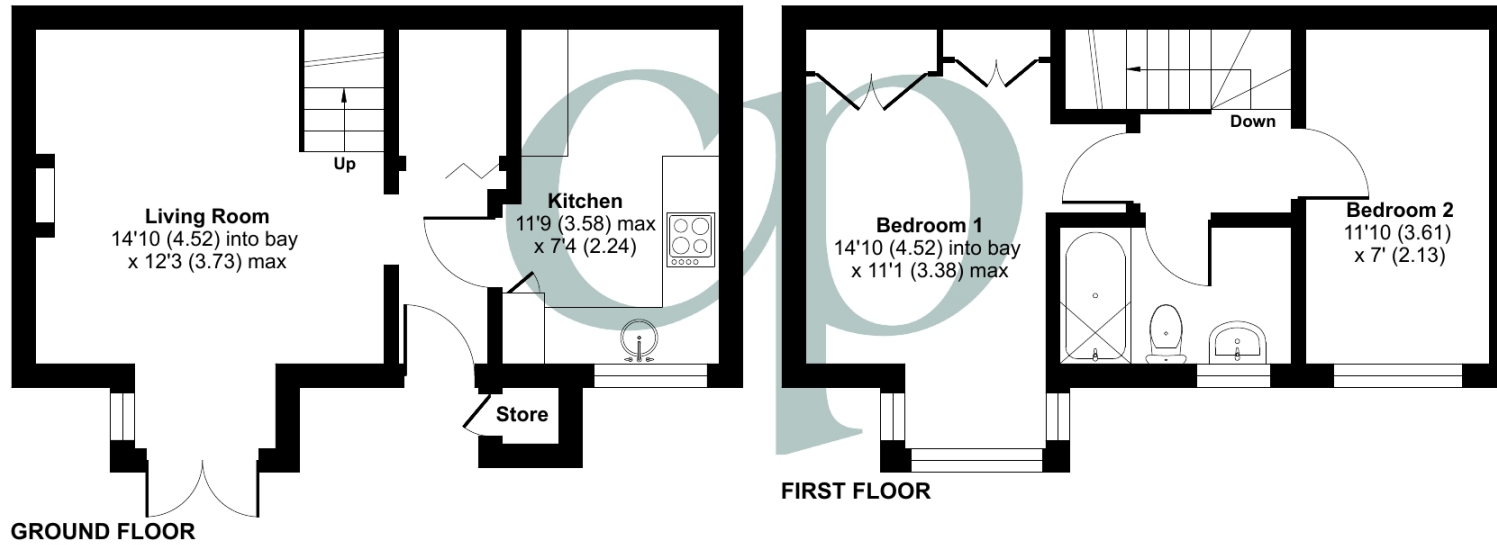
Approximate Area = 602 sq ft / 55.9 sq m

Store = 4 sq ft / 0.3 sq m

Total = 606 sq ft / 56.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1183400

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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