



Grange Street, Clifton, Clifton, Bedfordshire. SG17 5EW





2 Bedroom Semi-Detached House

Guide Price £240,000 Freehold

**** A CHAIN FREE**** This beautiful Victorian character cottage sitting facing a lovely duck pond in the heart of Clifton. This property offers two generous sized bedrooms, a private courtyard garden and a lovely modern kitchen. This home would make a fantastic first time buy or investment!



- Chain free
- Character cottage
- Two bedrooms
- Private garden
- Modern kitchen
- Ideal first time buy or investment
- Freehold
- Potential rental income of £955pm
- Council Tax -B
- EPC rating - D

Lounge

Abt 12' 3" x 11' 9" (3.73m x 3.58m) Carpet, stairs rising to the first floor, door leading to kitchen. Electric fireplace. Window to front aspect. Radiator.

Kitchen

Abt 12' 5" x 8' 5" (3.78m x 2.57m) Laminate flooring, range of matching wall and base units with complimentary work surfaces. Stainless steel sink with drainer and mixer tap. Window to rear aspect. Radiator. Door leading to garden.



Bathroom

White bathroom suite comprising of bath with shower over, low level WC and hand wash basin.

Bedroom one

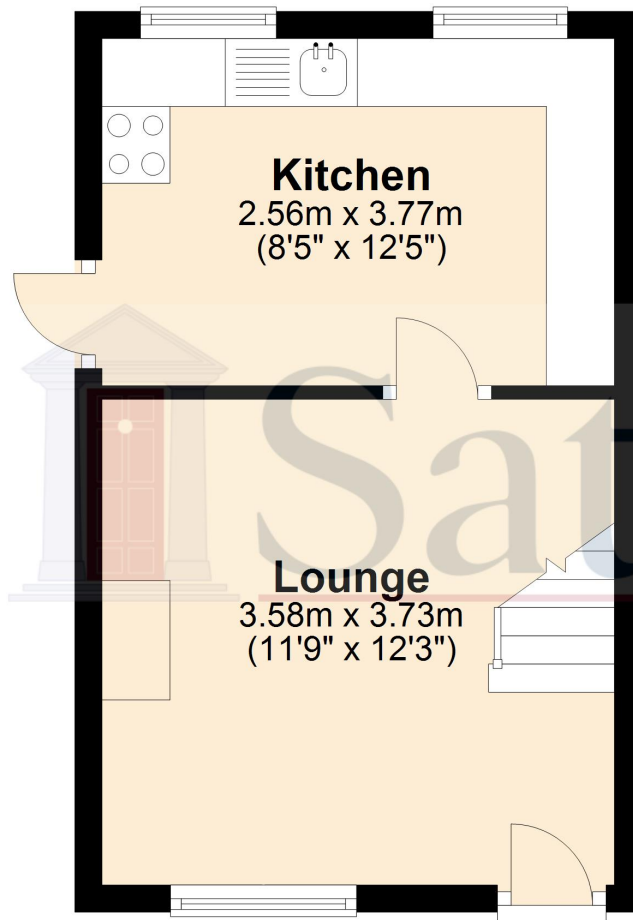
Abt 9' 3" x 10' 0" (2.82m x 3.05m) Carpet. Window to front aspect. Radiator. Built in storage.

Bedroom two

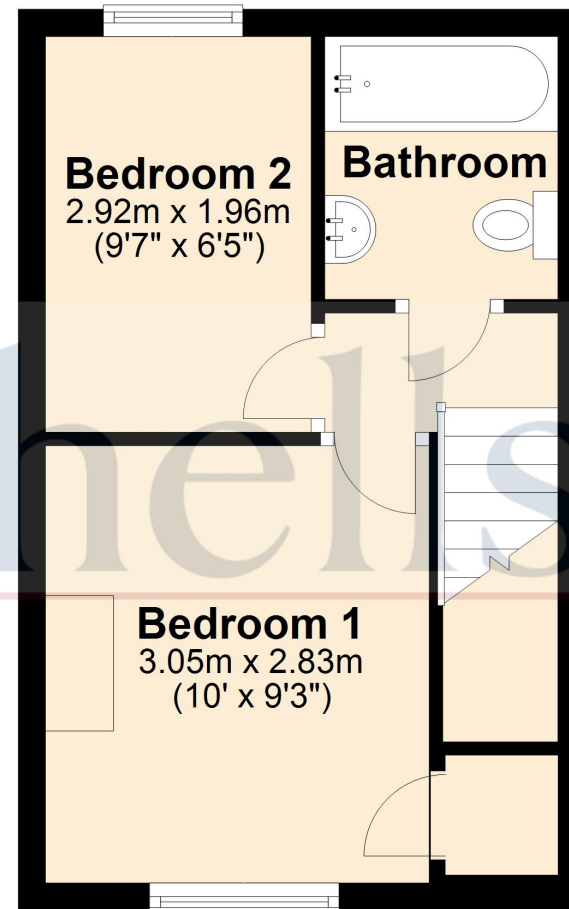
Abt 6' 5" x 9' 7" (1.96m x 2.92m) Carpet. Window to rear aspect. Radiator. Built in storage.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.