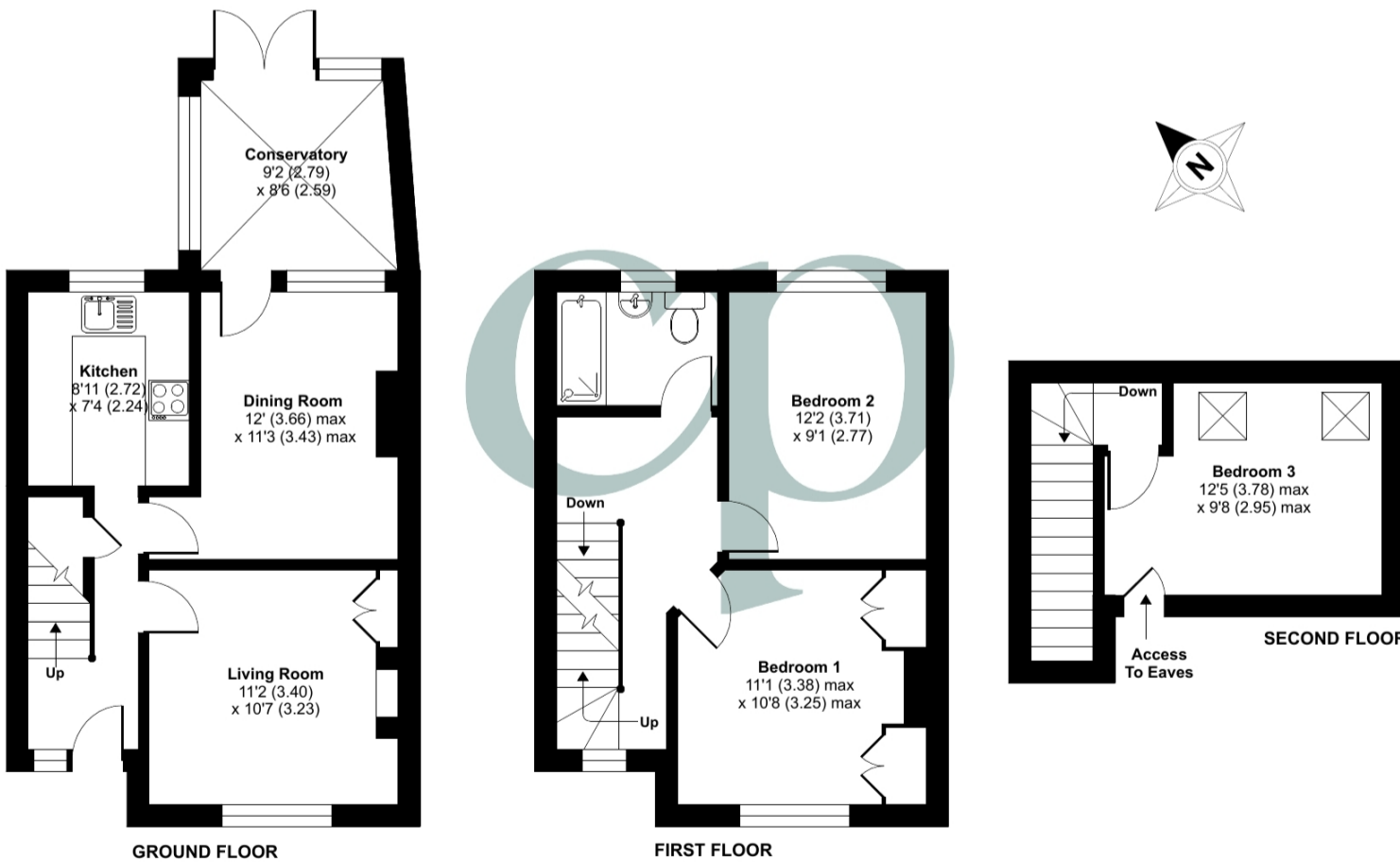




Approximate Area = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1184762

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

This three bedroom home offers approx 1,000 sqft of flexible accommodation along with off road parking to the front and access to the rear. The property is located in the sought after village of Clifton within walking distance to village amenities, highly regarded local schooling and bus links.

- Opportunity to extend and adapt the current layout (subject to any necessary permissions)
- Mature private rear garden
- Three bedrooms
- Off road parking for two to three cars
- An abundance of countryside walks on your doorstep - perfect for walking the dog !
- Short stroll to village amenities, butchers, post office, community centre & pubs
- ****OFFERED WITH NO UPWARD CHAIN****

GROUND FLOOR

Entrance Hall

via part obscure glazed door with obscure glazed panel to side. Door to Living room, dining room, kitchen. Under stairs storage cupboard. Stairs rising to first floor.

Living Room

10' 7" x 11' 2" (3.23m x 3.40m) Leaded light double glazed window to front aspect. Radiator. Brick feature fireplace with brick hearth and gas coal effect living flame fire inset. Built-in storage cupboard. Radiator.

Dining Room

11' 3" x 12' 0" (3.43m x 3.66m) picture rail. Double glazed window and part glazed door into conservatory, Radiator.

Kitchen

8' 6" x 9' 2" (2.59m x 2.79m) A range of base and eye level units with complimentary worksurfaces. One & half bowl sink unit with drainer and mixer taps. 4 ring gas hob with space for oven under. Extractor fan. Ceramic tiled flooring. Space for fridge/freezer. Space and plumbing for automatic washing machine. Wall mounted boiler. Double glazed window to rear aspect.

Conservatory

8' 6" x 9' 2" (2.59m x 2.79m) UPVc double glazed conservatory with French style UPVc double glazed doors into rear garden. Radiator. Ceramic tiled flooring.



FIRST FLOOR

Landing

Leaded light double glazed window to front. Radiator Stairs rising to second floor. Door into bedrooms 1 & 2 & bathroom.

Bedroom one

10' 8" x 11' 1" (3.25m x 3.38m) UPVc double glazed window to front aspect. Feature cast iron fireplace. Built in wardrobes Radiator.

Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin and panel enclosed bath with shower attachment and screen. Fully tiled. Exposed floorboards. Radiator. Obscure UPVc double glazed window to rear aspect.

Bedroom Two

9' 1" x 12' 2" (2.77m x 3.71m) A range of built-in wall cupboards. Leaded light double glazed window to front aspect. Radiator.

SECOND FLOOR

Landing

Eves storage door.

Bedroom Three

9' 8" x 12' 5" (2.95m x 3.78m) Two velux windows to rear aspect. Radiator. Eves storage.

OUTSIDE

Front Garden

Driveway providing off road parking for two to three vehicles. Enclosed by privet hedging. Pathway leading to front door. Access to the rear is available via a private lane to the left of the row of houses.

Rear Garden

Paved patio area. Outside tap. Enclosed by timber fencing/hedging. Wildlife friendly garden laid to lawn with various mature flowers and shrubs. Pathway to gate providing rear access. Shed to remain.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

