



High Street, Clophill, Bedford MK45 4BE



Satchells



3 Bedroom Bungalow

Sale by Tender £600,000 Freehold

CHAIN FREE! Detached three double bedroom Bungalow with huge potential to modernise. For sale by Informal Tender all offers to be submitted by 12th November 2025 @ 5pm

- Three double bedrooms
- SALE BY TENDER
- Potential to extend (STP)
- Lovely village location close to local amenities
- Substantial garden overlooking Bedfordshire countryside
- In need of modernisation
- Great links to A6, Luton & Bedford
- CHAIN FREE
- 33ft garage
- EPC rating D. Council tax band F

Ground Floor

Lounge:

Abt. 19' 9" x 12' 5" (6.02m x 3.78m) Feature fireplace, double glazed patio doors, coving, wall light points, two radiators, double glazed window to the front.

Family/Dining Room:

Abt. 13' 3" x 11' 1" (4.04m x 3.38m) Feature fireplace, double glazed windows to the front and side, radiator.

Kitchen Area:

Abt. 12' 4" x 10' 10" (3.76m x 3.30m) A range of base and wall mounted units, 1.5 basin stainless steel sink and drainer, Bosch split-level double oven and electric hob, double glazed window to the front, radiator.

Utility:

Base and wall mounted units, built-in utility cupboard and larder, boiler, window to the side.

Bedroom One:

Abt. 18' 6" x 10' 11" (5.64m x 3.33m) Built-in wardrobes, double glazed windows to the side and rear, radiator.

Bedroom Two:

Abt. 12' 6" x 9' 0" (3.81m x 2.74m) Built-in wardrobes, double glazed window to the front, radiator.

Ensuite:

A suite comprising of a shower cubicle, low level WC, wash hand basin, window to the side, radiator.

Bedroom Three:

Abt. 13' 0" x 9' 1" (3.96m x 2.77m) Built-in wardrobes, double glazed window to the side, radiator.

Bathroom:

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, window to the side, airing cupboard, radiator.

Outside

Front Garden:

Large lawn area bordered by brick walling with a driveway area and up and over garage door.

Rear Garden:

Raised garden with lawn area and patio area below and a shingle stone area to the top with stunning views.

Additional Information

About the Area:

Clophill has a village shop/post office, Two public houses as well as two churches and a primary school, with the neighbouring market towns of Shefford and Ampthill providing a wider range of facilities. The area is well served for schooling including the renowned Harpur Trust schools in Bedford for which there is a daily bus service from the village. Flitwick station is approximately 5 miles away with rail services to London St. Pancras International.

Agents Note:

Please note this property is being sold with 'Possessory Title' - Possessory title is where the legal ownership of the land/freehold, but this ownership is open to dispute due to incomplete proof of ownership. For example, the original deeds or the purchase documents are missing. Any more questions please enquire with the Shefford Branch

Anti-Money Laundering (AML):

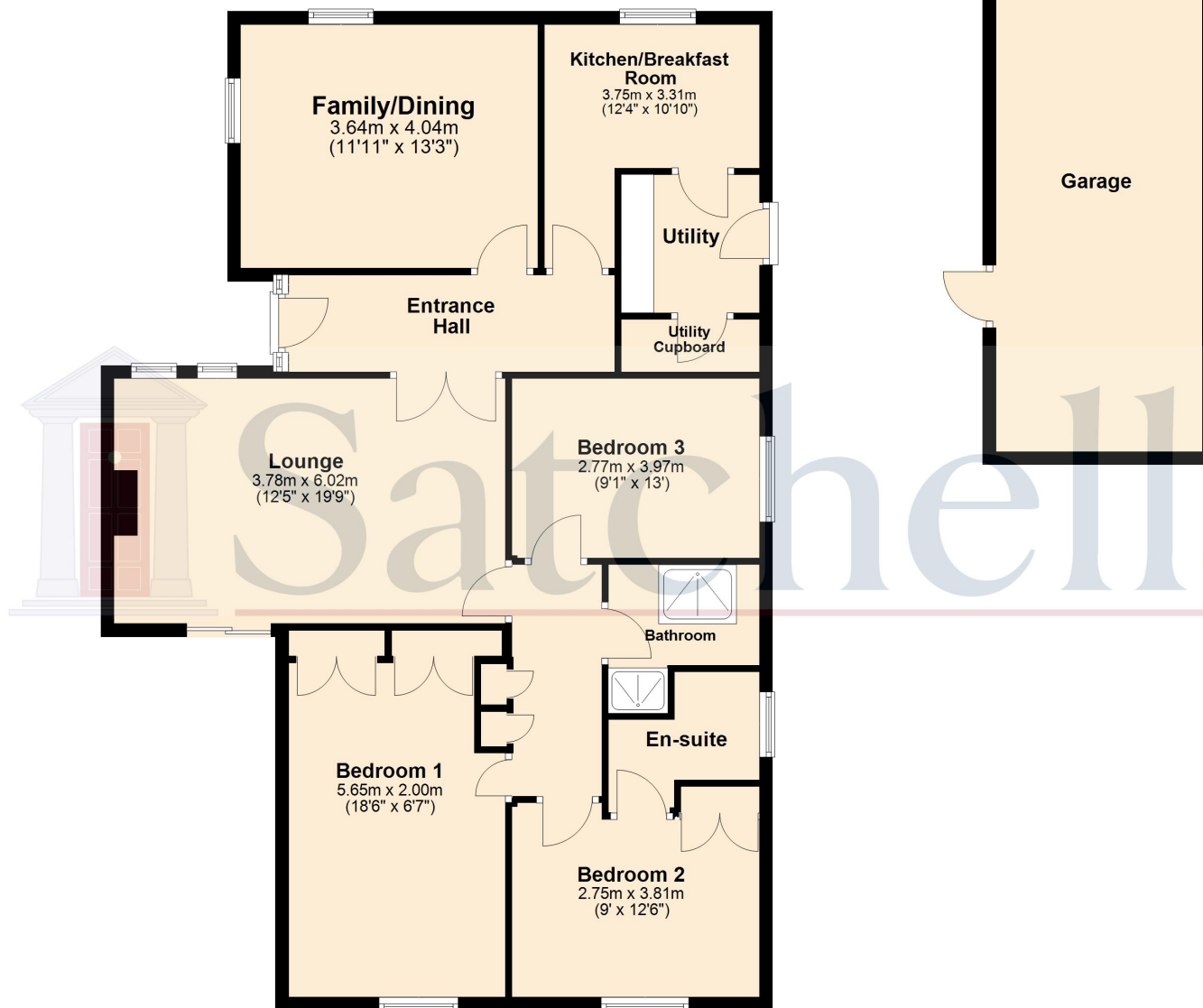
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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



For illustration 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.