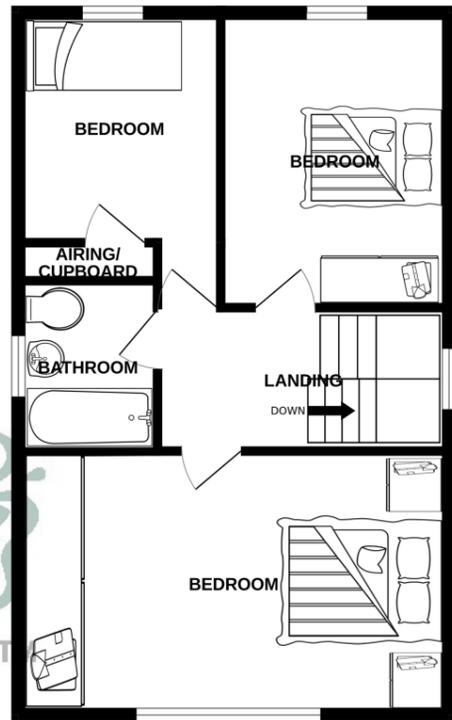
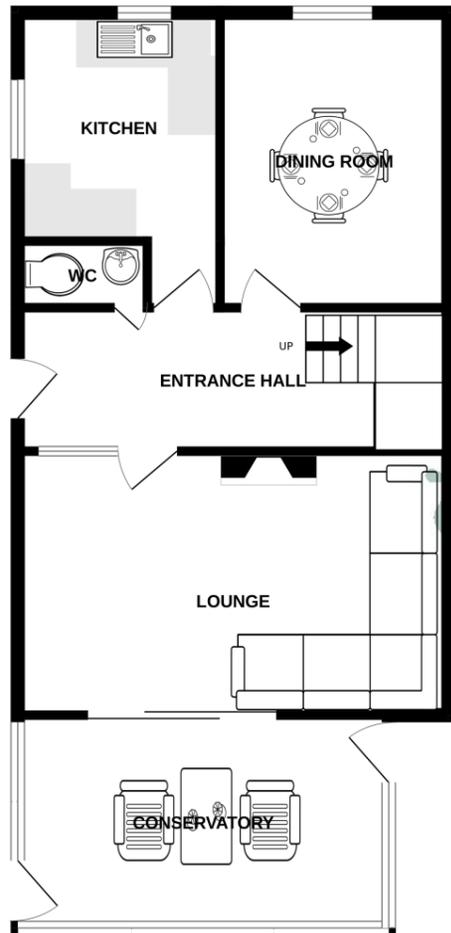


# Floor Plans

GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.  
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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## 6, Tanqueray Avenue

Clophill, Bedfordshire,  
MK45 4AW  
£400,000

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 | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: ampthill@country-properties.co.uk  
www.country-properties.co.uk

COUNTRY PROPERTIES  
PART OF HUNTERS

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PART OF HUNTERS

# A three bedroom detached family home in need of modernisation, set in a superb plot in the desirable village of Clophill.

- Spacious lounge.
- Family bathroom.
- Landscaped garden.
- Great size main bedroom.
- No onward chain.
- Off-road parking.

## Ground Floor

### Entrance Hall

Stairs rising to first floor, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin.

### Lounge

Max. 18' 0" x 11' 0" (5.49m x 3.35m)  
Feature fireplace, sliding patio door in to conservatory, two radiators.

### Conservatory

12' 2" x 8' 0" (3.71m x 2.44m) Door to the rear and access to garage.

### Dining Room

12' 7" x 9' 01" (3.84m x 2.77m) Window to the front, radiator.

### Kitchen

9' 7" x 8' 5" (2.92m x 2.57m) Base and wall mounted units, sink and drainer, space for appliances, double glazed windows to the front and side, radiator.

## First Floor

### Landing

Access to loft, frosted window to the side.

### Bedroom One

18' 0" x 11' 0" (5.49m x 3.35m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Two

12' 8" x 9' 2" (3.86m x 2.79m) Fitted wardrobes, double glazed window to the front, radiator.

### Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m) Airing cupboard housing hot water tank, double glazed window to the front, radiator.

### Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, radiator, double glazed window to the side.

## Outside

### Rear Garden

Landscaped rear garden, mainly laid to lawn with mature shrubs and flower borders, space for extending (STPP) to the side.

### Garage

Power and light.

### Parking

Off-road parking in front of garage.

## NB

Please note that the central heating boiler has been condemned and will need replacing.

