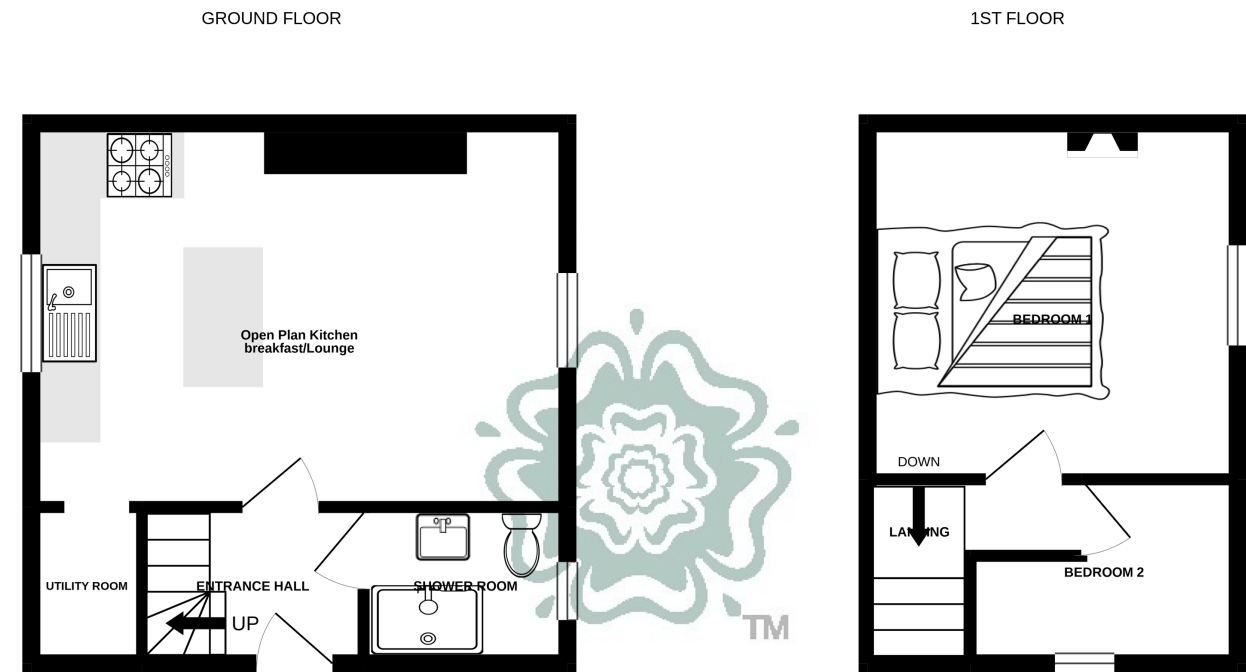
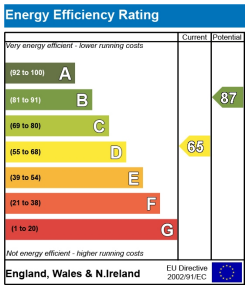


Floor Plans



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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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: amphill@country-properties.co.uk
www.country-properties.co.uk



118, High Street
Clophill, Bedfordshire,
MK45 4BJ
Offers in Excess of £325,000



A pretty two bedroom period cottage set in a generous plot with a south facing rear and a single garage, with the potential for further extensions (STPP).

- Open plan living accommodation.
- Ground floor shower room.
- Garage and ample parking.
- Two bedrooms.
- Gas central heating.
- Front and rear gardens.

Ground Floor

Entrance Hall

Entrance door, stairs rising to first floor, under stairs cupboard, radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the front.

Open-Plan Kitchen/Diner/Lounge

17' 9" x 12' 9" max. (5.41m x 3.89m) A range of base and wall mounted units with work surfaces over plus breakfast bar with units below, stainless steel sink and drainer, integrated dishwasher, four ring gas hob with oven below and extractor hood over,

laminate flooring, double glazed window to the rear.

Utility Area

4' 11" x 4' 2" (1.50m x 1.27m) Space and plumbing for washing machine and fridge, combi-boiler.

First Floor

Landing

Access of loft.

Bedroom One

12' 3" x 11' 11" into alcoves (3.73m x 3.63m) Tiled feature fireplace, fitted carpet, double glazed window to the front, radiator.

Bedroom Two

8' 3" x 7' 5" (2.51m x 2.26m) Double glazed window to the side, fitted carpet, radiator.

Outside

Rear Garden

Hard standing patio area and timber fencing.

Front Garden

Lawned area and ample off-road parking.

Garage

Up and over door, power and light, side door.

