



Preservine Walk, Clapham, Bedford MK41 6BN



Preservine Walk  
Clapham  
Bedford  
MK41 6BN

£235,000

Delightful two bedroom property, set just off the High Street in Clapham. The property is immaculate with lounge/diner, re-fitted kitchen. Two double bedrooms with upstairs bathroom. Small courtyard rear garden. Off Road Parking to the front.

- Two DOUBLE Bedroom Cottage
- Immaculate Condition
- Gas Central Heating
- Parking
- Lounge/Diner
- Re-Fitted Kitchen
- Upstairs Bathroom
- Courtyard Garden

- Council Tax Band A
- Energy Efficiency Rating C





Clapham is an ideal location for commuters into London from Bedford Station. Easy access for the A6 and A428. Clapham has a wide range of amenities within minutes of the property.



This warm and inviting property is found on a no through road just off the High Street in Clapham. Entering the property into the lounge which opens up into the dining area. Windows front and rear allow natural light to flow in. The kitchen is to the rear and is re-fitted with plumbing for washing machine, space for fridge/freezer and built in oven and hob with extractor over. A door leads out into the enclosed courtyard style garden. Upstairs like downstairs is immaculate, with two good sized double bedrooms. To access the bathroom you do need to go through bedroom 2. The bathroom is a stylish white suite with P Shaped bath and shower over. Low Level WC and wash hand basin. Underfloor heating. Outside the front you have an area for your parking which is directly opposite the cottage with a large detached shed to remain. The rear has a delightful enclosed rear courtyard. Two brick built storage sheds.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC