



# 46, Broad Street

Clifton,  
Bedfordshire, SG17 5RJ  
£245,000

country  
properties



This well presented two bedroom cottage is located within the highly regarded village of Clifton with local shops and amenities nearby, and only a short commute to Arlesey train station with direct rail link into London.

- Well presented throughout - just move in!
- Modern shaker style kitchen
- Living room with feature fireplace
- Double glazed leaded light windows
- Gas radiator heating
- Popular village location with countryside walks close by
- Offered with no upward chain

## GROUND FLOOR

### Entrance

Solid entrance door into:

### Living Room

11' 11" x 11' 7" (3.63m x 3.53m) Double glazed leaded light window to front. Wood panelling to dado height. Two wall lights. Feature fireplace. Two fitted cupboards to chimney recess. Radiator. Wood effect flooring. Double doors opening into:

### Kitchen

8' 7" x 7' 4" (2.62m x 2.24m) A range of wall and base units with complementary wood effect worksurfaces and tiled splashbacks. Fitted oven and electric hob with extractor hood over. Inset one & half bowl sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine. Stairs rising to first floor accommodation. Double glazed leaded light window and double glazed stable door to rear garden.



## FIRST FLOOR

### Landing

Doors to bedroom and bathroom. Stairs rising to second floor accommodation.

### Bedroom 1

12' 0" x 10' 4" (3.66m x 3.15m) A range of fitted wardrobes. Radiator. Double glazed leaded light window to front.

### Bathroom

Three piece suite comprising panel enclosed bath with shower attachment, low level wc and vanity wash hand basin. Partially tiled walls and tiled flooring Chrome heated towel rail. Storage cupboard. Obscure double glazed leaded light window to rear.

## SECOND FLOOR

### Bedroom 2

15' 7" x 10' 7" (4.75m x 3.23m) Door to eaves storage space. Radiator. Vaulted ceiling with velux window to rear.

## OUTSIDE

### Rear Garden

Paved patio area with pedestrian right of way access for neighbouring properties. Artificial lawn and raised planters. Outbuilding with two windows and double doors to front.

### AGENT NOTE:

The loft conversion was carried out by a previous owner and predates the current registered vendors ownership.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



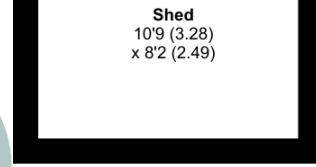
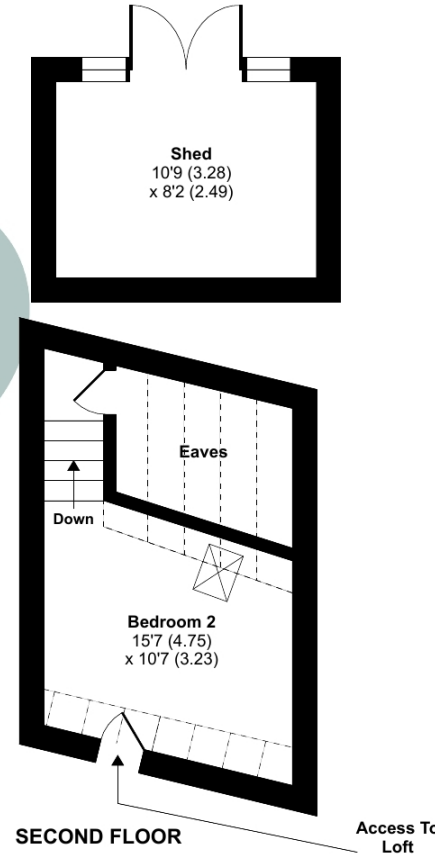
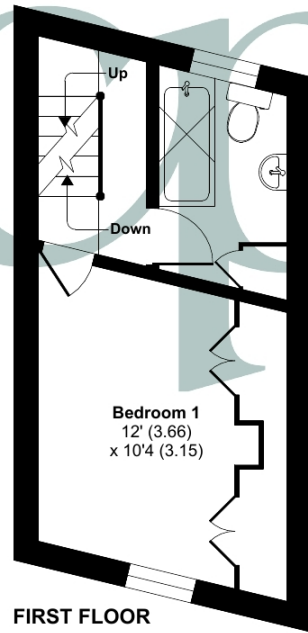
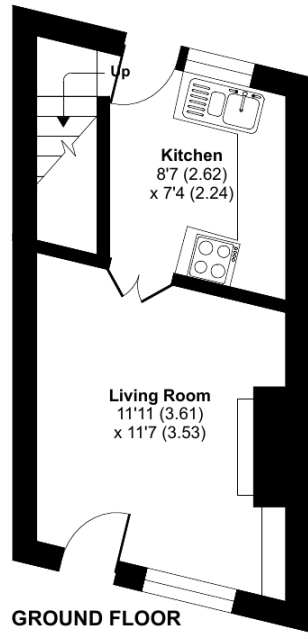




Denotes restricted head height

Approximate Area = 524 sq ft / 48.7 sq m  
 Limited Use Area(s) = 71 sq ft / 6.6 sq m  
 Outbuilding = 88 sq ft / 8.2 sq m  
 Total = 683 sq ft / 63.4 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**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: 1120066

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

## Viewing by appointment only

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