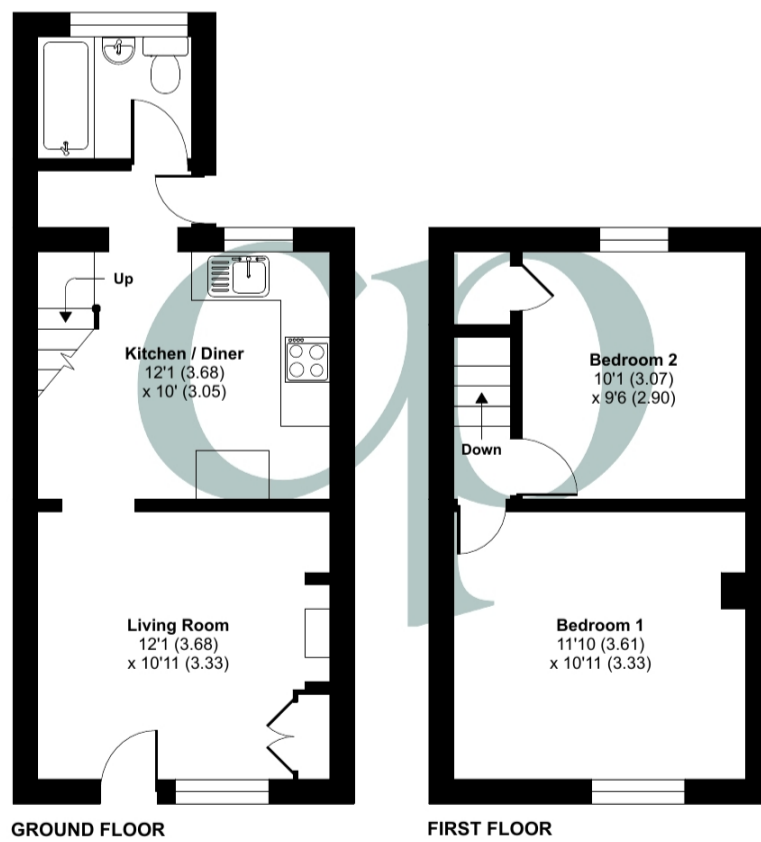




Approximate Area = 575 sq ft / 53.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1102440

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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This two bedroom end of terrace home with off road parking to the rear is located in the heart of the popular village of Langford with local shops, lower school and lovely riverside walks.

- Two double bedrooms
- Living room with feature fireplace
- Ground floor re-fitted bathroom
- Gas radiator heating and double glazing
- Driveway to side leading to off road parking to the rear
- Good size rear garden
- Short drive to the market town of Biggleswade with a variety of shops and restaurants and mainline train station providing direct link into London

Kitchen/Dining Room

12' 1" x 10' 0" (3.68m x 3.05m) A range of wall and base units with complementary work surfaces and brick effect high gloss tiled splashbacks. Fitted oven and gas hob with stainless steel extractor hood over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Double glazed window to rear. Stairs rising to first floor accommodation. Opening to:

Rear Lobby

Tiled flooring. Doors into bathroom and rear garden.

Bathroom

Three piece suite comprising panel enclosed bath, vanity wash hand basin with cupboard under and low level wc. Partially tiled high gloss brick effect tiled walls and tiled flooring. Extractor fan. Obscure double glazed window to rear.

FIRST FLOOR

Landing

Doors to both bedrooms.

GROUND FLOOR

Entrance

Door into:

Living Room

12' 1" x 10' 11" (3.68m x 3.33m) Double glazed window to front. Feature fireplace with ornate mantle over and fitted cupboard to chimney recess. Wood effect flooring. Radiator. Opening to:



Bedroom 1

11' 10" x 10' 11" (3.61m x 3.33m) Double-glazed window to front. Radiator.

Bedroom 2

10' 1" x 9' 6" (3.07m x 2.90m) Double glazed window to rear. Radiator. Storage cupboard.

OUTSIDE

Front Garden

Paved pathway to front door. External lights. Driveway to side giving access to the rear garden.

Parking

Gravelled area providing off road parking and right of way access for neighbouring properties. Gated access to rear garden.

Rear Garden

Fully enclosed and laid to lawn with mature trees. Garden shed. Outbuilding to the rear with double doors to the front.

AGENT NOTE:

We understand there is pedestrian and vehicular access to the rear for neighbouring properties.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

