



105 Thillans, Cranfield, Bedford, MK43 0WP

£315,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Mason's Residential are delighted to offer this well presented modern three bedroomed semi-detached family home by way of an open house on Saturday, 23rd August at 10am – 11am and located in the ever-popular village of Cranfield.

Cranfield is a charming village in the heart of Bedfordshire, ideally located close to the towns of Bedford and Milton Keynes with their variety of restaurants, shops and pubs. The village has everything for day to day living including a post office, supermarkets, a pharmacy, GP surgery, cafes, takeaways and barbers. There is a popular primary school along with excellent secondary schools in the vicinity.

The property is situated with excellent schooling catchments close by, the University and with good road links to the A421, A6 and M1.

The property comprises; hallway, fully fitted kitchen, lounge/diner and upgraded cloakroom with hard wooden flooring.

From the upstairs landing you will find three double bedrooms and a further single bedroom with the principal master being served by an en suite. The further bedrooms are served by a family bathroom.

Outside you will find a paved patio area with a garden mainly laid to lawn, timber shed with side gated access leading to a driveway for off road parking for two cars.

FEATURES

- THREE BEDROOMS
- CLOAKROOM
- EN SUITE
- NO CHAIN



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

2' 5" x 5' 7" (0.74m x 1.70m)

KITCHEN

8' 0" x 8' 10" (2.44m x 2.69m)

LOUNGE DINER

14' 2" x 15' 8" (4.32m x 4.78m)

FIRST FLOOR

BEDROOM ONE

9' 1" x 12' 1" (2.77m x 3.68m)

EN SUITE TO MAIN BEDROOM

5' 7" x 9' 6" (1.70m x 2.90m)

BEDROOM TWO

9' 3" x 7' 8" (2.82m x 2.34m)

BEDROOM THREE

6' 1" x 7' 8" (1.85m x 2.34m)

MAIN BATHROOM

5' 5" x 5' 9" (1.65m x 1.75m)

FRONT AND REAR GARDENS

DRIVEWAY FOR TWO CARS

PLEASED NOTE

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor. These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (81)

Annual Service Charge: £125.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

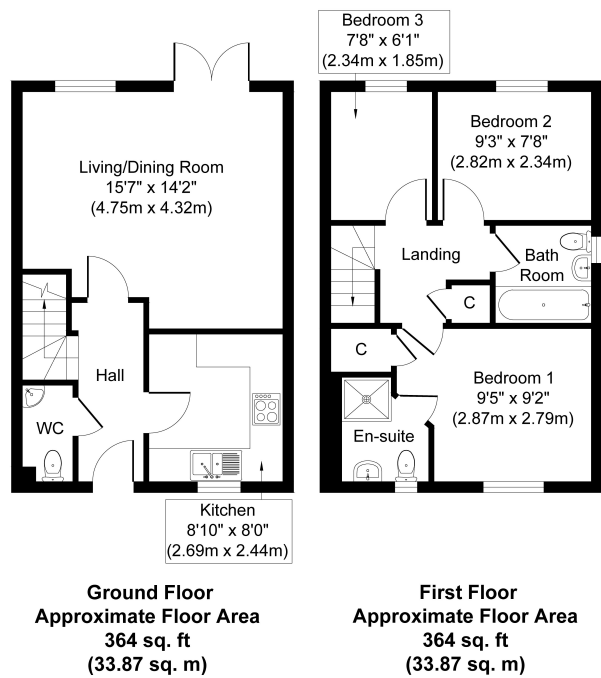
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





FLOORPLAN & EPC



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 responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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