# Avon Road

Henlow,
Bedfordshire, SG16 6HF
**£300,000**

country properties

Well presented throughout, this attractive two-bedroom terraced home offers comfortable and practical living, boasting by off-road parking for two vehicles to the rear. The property features two generous double bedrooms and benefits from a useful ground-floor cloakroom. An excellent opportunity for first-time buyers, downsizers or investors.

- OFFERED WITH NO UPWARD CHAIN
- Allocated off road parking to the rear of the property (side by side)
- Countryside walks close by - Ideal for walking the dog!!
- Private enclosed rear garden with timber shed to remain
- Just a short stroll to well regarded local schooling

## Ground Floor

### Entrance Hall

Wood effect flooring. Door into Living room

### Living Room

15' 7" x 10' 8" (4.75m x 3.25m) Multi pane double glazed window to front. Radiator. Wood effect flooring. Door through to Inner lobby.

### Inner Lobby

Stairs raising to first floor. Radiator. Door into Kitchen, cloakroom & door to rear garden.

### Cloakroom

Multi pane double glazed window to rear. Low level WC, vanity wash hand basin. Wood effect flooring.

### Kitchen/Breakfast Room

12' 4" x 8' 5" (3.76m x 2.57m) A range of wall & base units with laminate worksurfaces over. Inset stainless steel sink & drainer unit with swan neck mixer tap over. Built in electric oven with gas hob & glass splashback & extractor hood over. Integrated dishwasher. Space for American style fridge freezer. Space & plumbing for washing machine. Multi pane double glazed window to rear. Radiator.

First Floor

Landing

Multi pane double glazed window to front. Radiator. Loft access with pull down ladder to partially boarded loft space. Doors leading to

Bedroom 1

12' 6" x 9' 11" (3.81m x 3.02m) Multi pane double glazed window to front. Radiator.

Bedroom 2

12' 4" x 9' 5" (3.76m x 2.87m) Multi pane double glazed window to rear. Radiator. Two bult in wardrobes.

Bathroom

Suite comprising panel enclosed 'P' shaped bath with main shower over & curved glass side screen. Pedestal wash hand basin. Low level WC. Obscure double glazed window to rear. Tiled splashbacks. Chrome heated towel rail. Extractor fan.

Rear Garden

Laid mainly to lawn. Paved patio area. Timber shed (to remain). Water tap. Security light. Power points. Gated access to rear with access to paved allocated off road parking (labelled as 12AR).

Front Garden

Laid to lawn with paved pathway to front door. Service light.

Agents Note

The vendor informs us there is a service charge of approx. £1,000 per anum which can be paid either annually or in instalments.

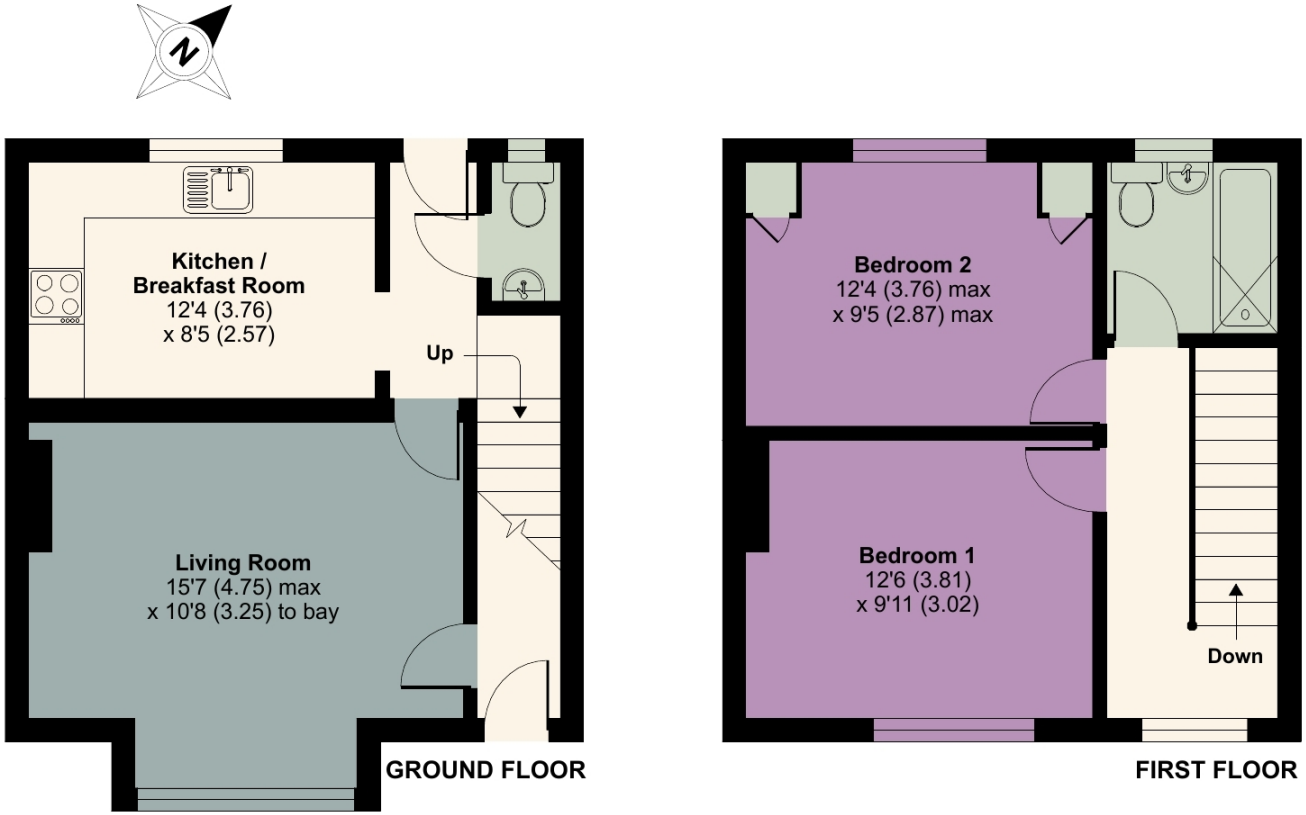
We advise any buyer to clarify this information with their conveyancer prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

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

Approximate Area = 786 sq ft / 73 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Country Properties. REF: 1393343

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## Viewing by appointment only

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