



Astral Close, Lower Stondon, Bedfordshire. SG16 6EL





## 2 Bedroom

**Guide Price £260,000**

Sitting in a delightful cul-de-sac location is this two-bedroom terraced property which comes with two allocated parking spaces. A perfect first-time purchase or a lovely investment opportunity with good links for commuting. Please call now to book!

- Two bedrooms
- Allocated parking with visitor space opposite
- South facing rear garden
- Perfect first time buy
- Good rental yield
- Fitted wardrobes to principal bedroom
- Good commuter access
- Cul-de-sac location
- EPC rating C. Council tax band C

## **Ground Floor:**

### **Entrance Hallway:**

Karndean flooring continuing throughout the ground floor. Hooks and free standing shoe rack. Door into lounge.

### **Lounge:**

Abt. 11' 9" x 11' 9" (3.58m x 3.58m) Dual aspect with light from front and rear of property. Radiator. Fitted shutter blinds. Stairs leading to first floor.

### **Kitchen/Dining Room:**

Abt. 11' 9" x 11' 3" (3.58m x 3.43m) Mixture of matching wall and base units Pantry storage area. Plumbing for dishwasher and washing machine. Wood effect flooring. Door to rear garden.

## **First Floor:**

### **Principal Bedroom:**

Abt. 12' 4" x 11' 9" (3.76m x 3.58m) Laid to carpet with fitted wardrobes. Fitted curtains. Radiator.

### **Bedroom Two:**

Abt. 7' 5" x 6' 9" (2.26m x 2.06m) Fitted blind. Radiator. Carpeted.

### **Family Bathroom:**

Suite comprising double width shower with splash back tiling and sliding door, low level flush WC and sink basin. Wood effect flooring.

## **Outside:**

### **Front Garden:**

Grass verge with shingle stones. Allocated parking for two cars.

### **Rear Garden:**

Mixture of decking and lawn with shed and gate. Plants and shrubs bordering the rear garden.

### **Additional Information:**

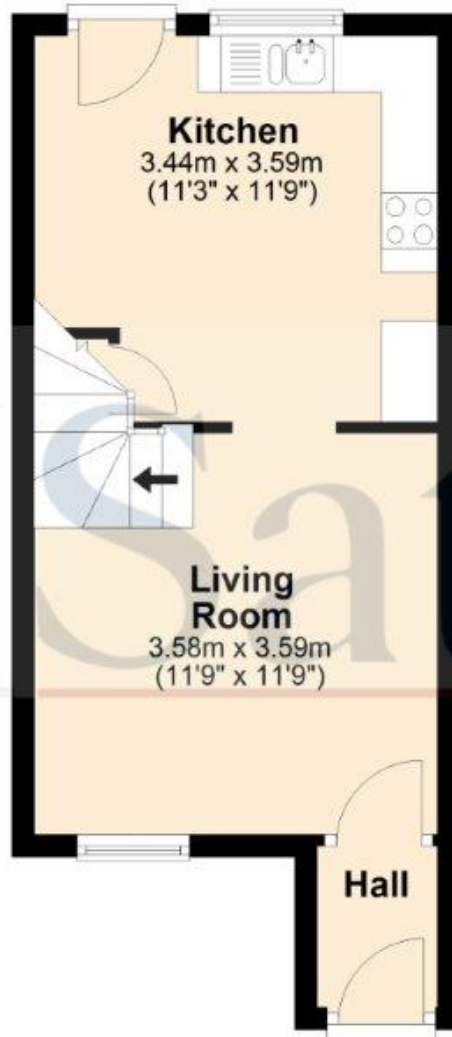
Draft details yet to be approved by the vendor and may be subject to change.



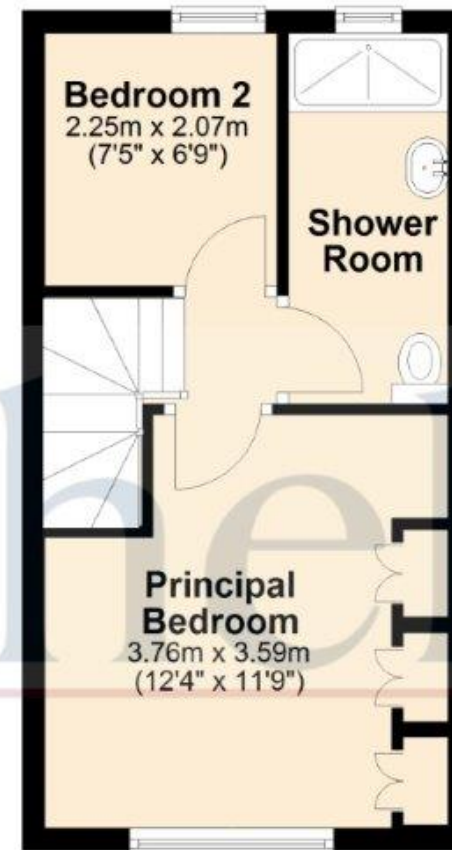


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.