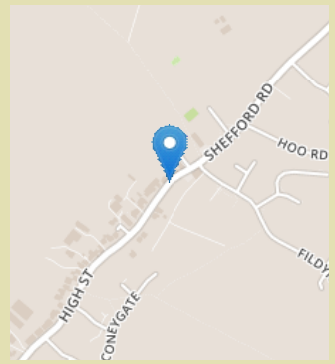




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Environmental Impact (CO ₂) Rating		Energy Efficiency Rating																																																									
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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



High Street, Meppershall,
Bedfordshire, SG17 5LX

£170,000

A two bedroom cottage set in the popular village of Meppershall with off road parking to the rear. EPC rating F.

- Ideal investment purchase with rental income of approx. £650 - £675pcm
- Offered with no upward chain
- Handy location to the village shop and post office
- Master bedroom with built in wardrobes
- Separate lounge and dining room
- Well regarded village location



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Ground Floor

Lounge 11' 5" x 10' 9" (3.48m x 3.28m) Double glazed leaded light window to front aspect. Feature fireplace with stone hearth. Open plan into dining room. Radiator.

Dining Room 11' 5" x 8' 10" (3.48m x 2.69m) Double glazed leaded light window to rear aspect. Stairs rising to first floor accommodation. Exposed wall beam. Archway into kitchen. Radiator.

Kitchen 10' 2" x 6' (3.10m x 1.83m) Fitted with a range of eye and base level units with rolled edge worksurfaces over. Stainless steel sink and drainer unit with mixer taps over. Tiled splashbacks. Space for electric cooker. Space and plumbing for washing machine. Wall mounted gas boiler. Double glazed leaded light window to side aspect. Door to side to rear garden. Ceramic tiled flooring.

First Floor

Landing Double glazed leaded light window to rear aspect. Doors to bedrooms and bathroom.

Master Bedroom 10' 6" x 10' 8" (3.20m x 3.25m) Double glazed leaded light window to front aspect. Two built in wardrobes. Radiator.

Bedroom 2 10' 2" x 5' 6" (3.10m x 1.68m) Double glazed leaded light window to side aspect. Airing cupboard. Radiator.

Bathroom Fitted with a panel enclosed bath with electric shower over, low level WC and pedestal mounted wash hand basin. Tiled splashbacks. Wood panelling to dado height. Extractor fan. Radiator.

Outside

Front Garden Laid to lawn with central pathway leading to front door.

Rear Garden Paved patio area. Laid mainly to lawn. Right of way access for neighbouring property. Paved pathway leads to rear of property with paved parking for one car (access via Fildyke Road).

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