

STEPHENS

ESTATE AGENTS

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General view of block

23 BILBERRY ROAD, CLIFTON, BEDS. SG17 5HB

In our opinion... “A spacious ground floor apartment with an updated kitchen and no upward chain”

Accommodation: Entrance hall, large lounge, refitted kitchen, 14ft bedroom, modern fitted bathroom. Upvc double glazed windows and gas central heating.

Location: Clifton is a popular, award winning village with pubs, village shop/post office, Indian restaurant and pre-school. The A1(m) (via the A507 bypass) and Arlesey main line rail link to Kings Cross are both a short drive away.

PRICE: £75,000

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The property in further detail comprises: -

ENTRANCE HALL

Radiator.

LOUNGE 16'10ft x 10'10ft (5.13m x 3.30m)

Telephone point, television point, double glazed window to rear aspect, fitted cupboard, radiator.

KITCHEN 8'10ft x 7'4ft (2.69m x 2.23m)

Refitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, stainless steel single drainer sink unit with mixer taps, fitted fridge/freezer, extractor canopy, plumbing for a washing machine, double glazed window to front aspect.

BEDROOM ONE 14'10ft x 8'7ft (4.52m x 2.61m)

Double glazed window to rear aspect, radiator, fitted cupboard.

BATHROOM

Fitted with a suite comprising panelled bath, low level WC, pedestal wash hand basin, part tiled walls, radiator, opaque double glazed window to front aspect.

OUTSIDE

COMMUNAL GARDENS

Communal gardens surround the building.

PARKING

Non-allocated, off road near to property.

DIRECTIONS

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the 4th roundabout turn right into **Henlow High Street**. Continue on **The High Street** and turn left into **Newtown**. Continue on **Newtown** towards Clifton into **Stockbridge Road**. **Bilberry Road** is the next right turning.

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.