

STEPHENS

ESTATE AGENTS

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35 THE AVENUE, LANGFORD, BEDS, SG18 9PA

In our opinion... “A two bedroom first floor apartment in exceptional condition throughout offering countryside views to the rear”

Accommodation: Communal entrance hall, entrance hall, large lounge, refitted kitchen, refitted bathroom, two good sized bedrooms, communal gardens and brick storage shed.

Location: Langford is an attractive village with a convenient link to the A1(m), a well regarded local school and pleasant river side walks. The market town of Biggleswade is only a short drive away offering a variety of shops and a supermarket.

PRICE: £134,995

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The property in further detail comprises: -

ENTRANCE HALL

Heater cupboard, cloak cupboard, access to loft (generous boarded storage space with ladder and light)

LOUNGE 17'6ft x 10'7ft (5.33m x 3.22m)

Maximum



Feature fireplace, double glazed window to front aspect, oak effect laminated wood flooring, coved ceiling, inset down lighting.

KITCHEN 13'0ft x 7'0ft (3.96m x 2.13m)



Refitted with a range of eye and base level cupboard units with roll edged work tops over, sink unit with drainer, double glazed window to front aspect, plumbing for a dishwasher and washing machine, fitted oven with gas hob and extractor canopy over. Countryside views from window.

BEDROOM ONE 15'10ft x 8'10ft (4.82m x 2.69m)

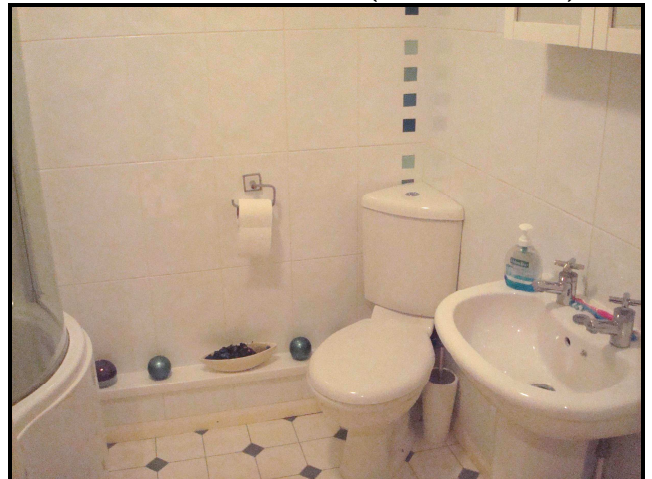


Double glazed window to rear aspect, coved ceiling.

BEDROOM TWO 8'10ft x 8'1ft (2.69m x 2.46m) Plus fitted cupboards

Double glazed window to front aspect, storage cupboard, coved ceiling, airing cupboard.

BATHROOM 6'8ft x 5'9ft (2.03m x 1.75m)



Comprising of a panelled bath, wash hand basin, low level WC, fully tiled walls.

OUTSIDE

Brick built storage shed and communal gardens and drying area.

DIRECTIONS

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the fourth roundabout turn right and at the following roundabout, go straight over into **Henlow High Street**. Continue through Henlow High Street into **Langford Road**. Proceed round the S-bend into **High Street, Langford**.....

Continued.....

.....Continue on the **High Street** and take the right turning into **The Leys**. Continue to the end of **The Leys** and turn left into **Station Road**. **The Avenue** is the next right turning.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been ordered for this property.

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.

These are draft details yet to be approved by the vendors.

Opening Hours

We are open from at least 9am to 6pm Monday to Friday, 9am to 4pm Saturdays and 10am to 2pm on Sundays