



**DG**  
Property  
Consultants  
Estd. 2000



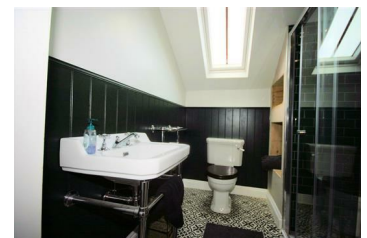
**Market Square  
Toddington, Bedfordshire LU5 6BS  
Asking Price £345,000**

DG Property Consultants are pleased to be chosen as agents to market this rarely available Grade 2 listed 3 bedroom semi-detached cottage, located in the sought after village of Toddington. The property is centrally positioned overlooking the village green and within walking distance of the high street and local amenities. Toddington is an ideal village for commuters, with a M1 junction close by and mainline train links into London St Pancras via Harlington station. The property has undergone a level of structural refurbishment, but still requires completing. This property is ideal for a someone with the skill and knowledge to complete this project.

Accommodation comprises: Two reception areas, kitchen, utility, and large store room, 3 bedrooms & en-suite shower room, rear courtyard garden and garage. Benefiting from current planning permission to adjust and extend the current layout. Adding a kitchen/diner, utility, and cloakroom and family bathroom, plans available.

To arrange a viewing contact Team DG on 01582-580500.

- 3 Bedroom Cottage
- Refurbishment requires Completing
- Gas Central Heated
- Planning Permission Approved to alter & Extend
- Grade 2 Listed Buiding
- Sought After Village Location
- Overlooking the Village Green
- Open Garage to Rear
- No Upper Chain



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency: 58 (Current), 80 (Potential)</p> <p>Environmental Impact: 58 (Current), 65 (Potential)</p>			
<p>Energy Efficiency Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)</p> <p>Environmental Impact Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)</p>			
England & Wales		England & Wales	



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