



DG
Property
Consultants
Estd. 2000



Simpkins Drive, Barton-Le-Clay, Bedford, Bedfordshire MK45 4RX
Asking Price £299,995

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED !

DG Property Consultants are pleased to be chosen as agents to market this superbly presented and good size 2 bedroom terrace property located in the popular village of Barton-Le-Clay. Accommodation comprising: Entrance into a good size lounge, refitted kitchen/diner, 2 double bedrooms, family bathroom with shower. Benefits Include: Gas central heating, sealed unit double glazing, 2 x off road parking space, front and rear gardens. Offered with No Upper Chain!

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



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500



Ground Floor

Entrance

Wooden entrance door straight into the lounge.

Lounge

15'6" x 12'0" (4.72m x 3.66m)



Sealed unit double glazed window to front with blinds, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling with two ceiling lights, storage cupboard, carpeted stairs to first floor landing, door to kitchen/dining room.

View of Lounge



Kitchen/Diner

9'0" x 12'0" (2.74m x 3.66m)



Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, dishwasher and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, sealed unit double glazed window to rear with blind, double radiator, ceramic tiled flooring, double power point(s), textured ceiling with ceiling light, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed patio doors to garden with vertical blind.

View of Kitchen / Diner



View of Kitchen/Diner

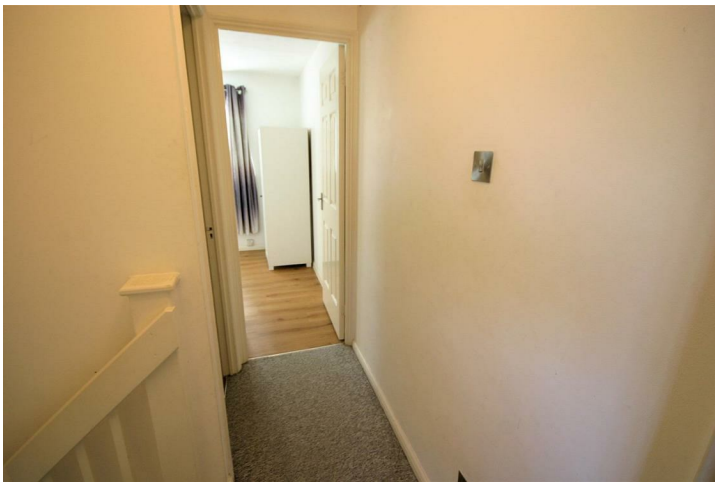


View of Bedroom 1



First Floor

Landing



Fitted carpet, double power point(s), textured ceiling with ceiling light, access to loft space, doors to all first floor rooms.

Bedroom 1

9'0" x 12'0" (2.74m x 3.66m)



Sealed unit double glazed window to rear with curtains & poles, single radiator, fitted carpet, double power point(s), textured ceiling with ceiling light.

Bedroom 2

9'0" x 12'0" (2.74m x 3.66m)



Two sealed unit double glazed windows to front with curtains and pole, single radiator, wooden laminate flooring, double power point(s), textured ceiling with ceiling light.

View of Bedroom 2



Family Bathroom



Three piece suite comprising panelled bath with independent shower over, taps and shower curtain rail, pedestal wash hand basin and low-level, tiled splashbacks, extractor fan, single radiator, vinyl flooring, textured ceiling, airing cupboard.

Outside

Front Garden

Laid to lawn, shrubs to borders. Access via rear path to rear garden.

Rear Garden



Enclosed by timber panelled fence, paved patio area, laid to lawn, new garden shed, access to front via rear gate.

Allocated Parking Space

2 x Allocated parking space to the front.

Council Tax Band

Council Tax Band: C

Charge Per Year: ££1,483.58

MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor

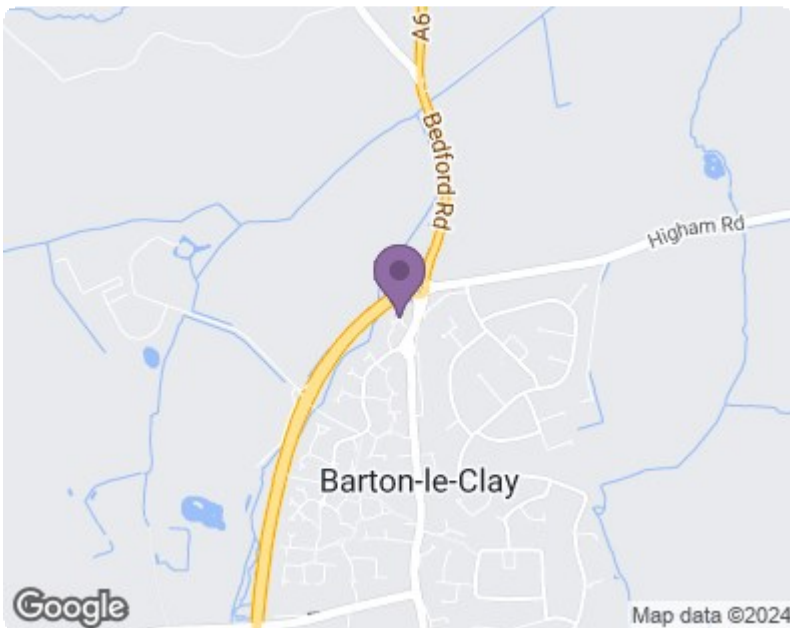
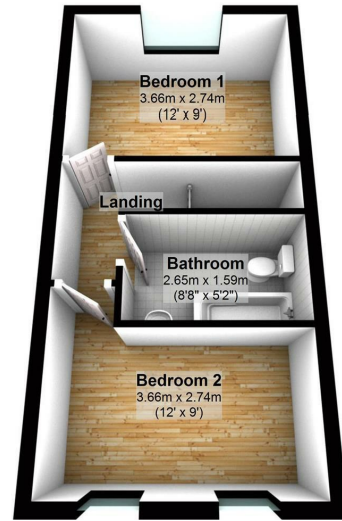
Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)

First Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500

