



# CRANES

39 High Street, Cranfield, MK43 0DP

£210,000





# 39 High Street

Bedford, MK43 0DP

- TWO BEDROOMS
- GRADE II LISTED
- DOWNSTAIRS CLOAKROOM
- SET BACK FROM ROAD
- NO UPPER CHAIN
- CHARACTER FILLED COTTAGE
- VILLAGE LOCATION
- OFF ROAD PARKING
- GREAT FRONTAGE

An extremely rare opportunity has arisen to purchase this Grade II listed thatched cottage. Pleasantly situated set back from the road in the ever popular Bedfordshire village of Cranfield, this character filled property was completely refurbished and transformed by a local developer in 2015 into the wonderfully presented home you see today. The accommodation fully comprises of entrance hall, lounge, kitchen/diner, two bedrooms and a bathroom. Externally, the property has a large frontage along with a fully enclosed rear garden. There are also two allocated parking spaces providing off road parking. The property is offered for sale with no upper chain and an internal viewing comes highly recommended.



£210,000



## ENTRANCE HALL

**LOUNGE** 11'10" x 11'8" (3.61 x 3.56)

**KITCHEN/DINER** 11'10" x 7'4" (3.61 x 2.26)

## DOWNSTAIRS CLOAKROOM

### BEDROOM ONE

13'10" x 11'8" (incl. stairway) (4.22 x 3.56 (incl. stairway))

### BEDROOM TWO

11'5" x 8'0" (3.48 x 2.44)

## BATHROOM







### Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

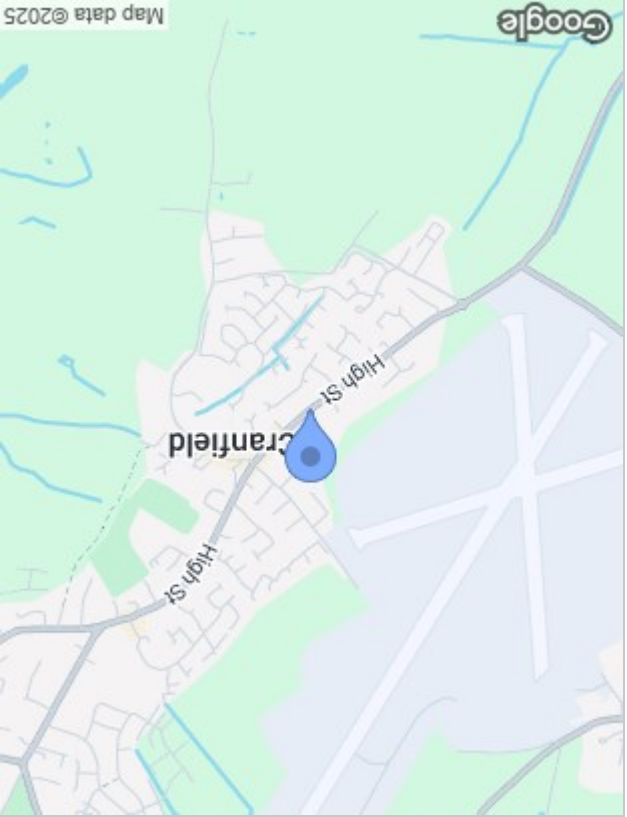
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		
Current	Potential	
67	86	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very energy efficient - lower running costs		

### Energy Performance Graph



### Location Map