

Toddington Office:  
**01525 877 771**



Residential Sales • Property Management • Lettings

3 Squires Place, High Street, Toddington, Bedfordshire, LU5 6ET

**Price £175,000 Leasehold**



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The Property Experts with the Personal Touch



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## Entrance

Entered via Partly glazed front door into lobby

## Lounge/Dining Room

17'8" x 10'5" (5.38m x 3.18m)

Entered via hardwood front door, wall mounted electric radiator, double glazed window to rear, T.V point, staircase to first floor, understairs cupboard

## Kitchen

13'0" x 7'0" (3.96m x 2.13m)

Double glazed window to rear, fitted with a range of floor and wall units with worktop over, one and a half bowl stainless steel sink unit, fitted oven, hob and extractor, plumbing for washing machine, space for fridge freezer, wall mounted electric heater, double glazed door to side aspect

## Landing

Hatch to loft space, wall mounted electric radiator

## Bedroom

12'9" x 10'4" (3.89m x 3.15m)

Double glazed window to rear aspect, fitted wardrobes and bedroom furniture, airing cupboard

## Shower Room

6'9" x 6'5" (2.06m x 1.96m)

Double glazed window to rear, low level W.C, wash hand basin with vanity under, corner shower cubicle

## Outside

## Rear Garden

Low maintenance rear garden

## Parking

Residents Parking area to the front of the development

address: 2-4 High Street, Toddington,  
Bedfordshire LU5 6BY

Additional Office: **Dunstable:** 15b High Street  
North - 01582 477 077

telephone: 01525 877 771

email: toddington@house-hold.co.uk

website: www.house-hold.co.uk

## The Property Experts with the Personal Touch

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give 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 any 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 purchasers 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 Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

**\*\* CASH BUYERS ONLY \*\*** -This leasehold one bedroom home is located just off the High Street in Toddington and only a short walk to the diverse village amenities. It would be a fantastic investment for cash buyers as the property has approximately 63 years left on the lease and would not be possible to purchase with a mortgage. The accommodation comprises Living/Dining room, Kitchen, bedroom and shower room. Outside there is a low maintenance rear garden and parking in a residents car park.



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## Road Map



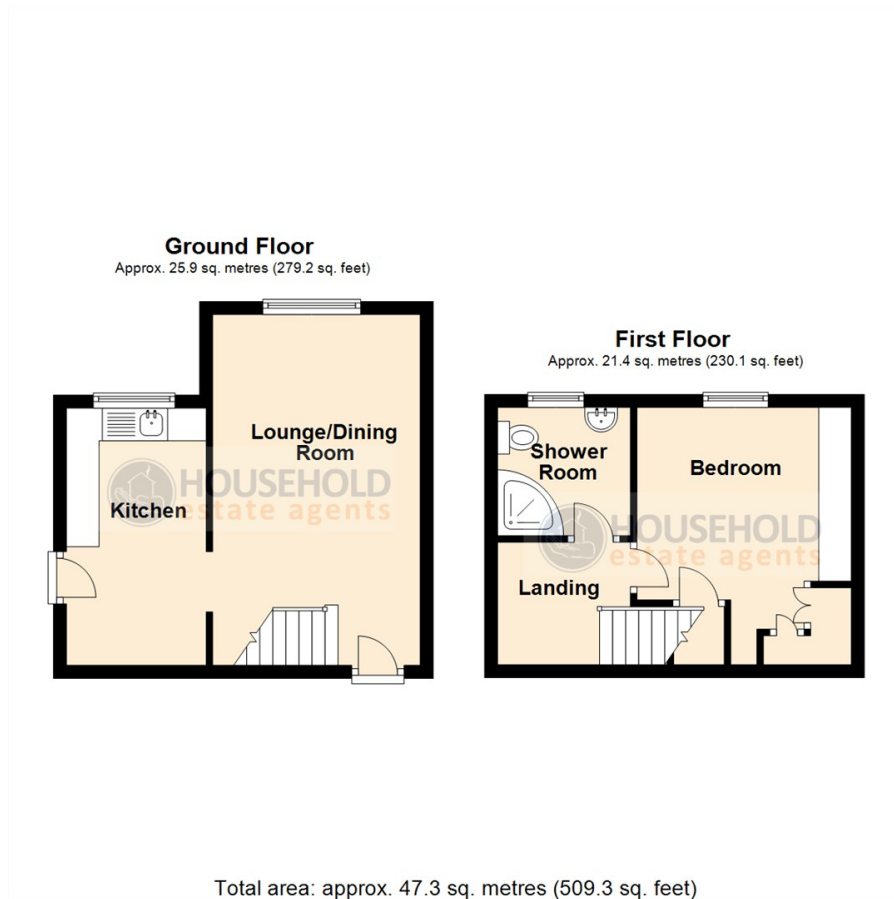
## Hybrid Map



## Terrain Map



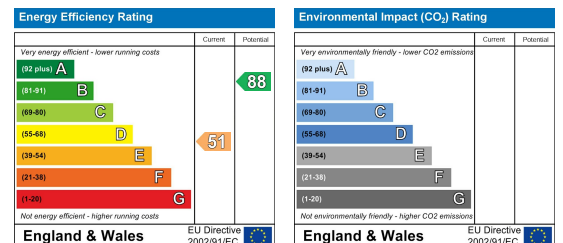
## Floor Plan



## Viewing

Please contact our Toddington - Sales Office on 01525 877 771 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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