



Kennedy & Co.

Barrance Way, Moggerhager

MK44 3FF

EPC: B

60% Share £201,000

- Spacious Three Bedroom Semi-Detached Home
- Entrance Hall With Modern Cloakroom
- Generous 15ft Modern Kitchen/Diner
- Spacious 17ft Lounge
- Modern Family Bathroom
- Off Road Parking For 2 Cars
- Generous Enclosed Rear Garden
- Quiet Sought After Village Location



Offered on a shared ownership scheme, this is a fantastic opportunity to purchase a rarely available and well presented three bedroom semi-detached modern village home, benefitting from off road parking for two cars and generous accommodation, ideally situated in a highly sought after quiet village location.

This property briefly boasts an entrance hall with modern fitted cloakroom, spacious 15ft modern kitchen/diner, generous 17ft lounge, modern first floor family bathroom and three good sized bedrooms.

The property also benefits from uPVC double glazing throughout and gas to radiator central heating with combination boiler.

Externally this fine home offers a small front garden with off road parking for two vehicles, and a generous fully enclosed rear garden.

This excellent home must be viewed early to avoid disappointment.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over, tiled flooring.

KITCHEN/DINER

15' 2" x 10' (4.62m x 3.05m) uPVC double glazed window to front elevation, double panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, work surfaces, range of base units incorporating built in stainless steel oven with built in four burner electric hob over, built in fridge/freezer, built in washing machine and built in dishwasher all with matching doors, further range of wall mounted units incorporating fitted stainless steel extractor hood and hidden wall mounted gas boiler, tiled flooring, ideal space for table and chairs.

LOUNGE

17' 3" x 10' 6" (5.26m x 3.2m) uPVC double glazed French doors to rear elevation, two single panel radiators, built in under stairs storage cupboard.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, built in storage cupboard over stairs, communicating doors to:

MASTER BEDROOM

12' 10" x 9' 7" (3.91m x 2.92m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

12' 10" x 9' 7" (3.91m x 2.92m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, modern three piece suite comprising low level W.C, wash hand basin with mixer tap over and panelled bath with mixer tap and fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

EXTERNALLY

FRONT

Small laid to lawn area with established shrub beds, paved pathway to entrance door, mono-block paved off road parking for two vehicles, paved pathway to side with gated access to:

REAR GARDEN

Small paved patio area, mainly laid to lawn with raised timber decking seating area to rear, two external power points, timber shed.

AGENTS NOTE - SHARED OWNERSHIP

This property is being sold under a shared ownership scheme and the costs are as follows:

60% Share - £201,000

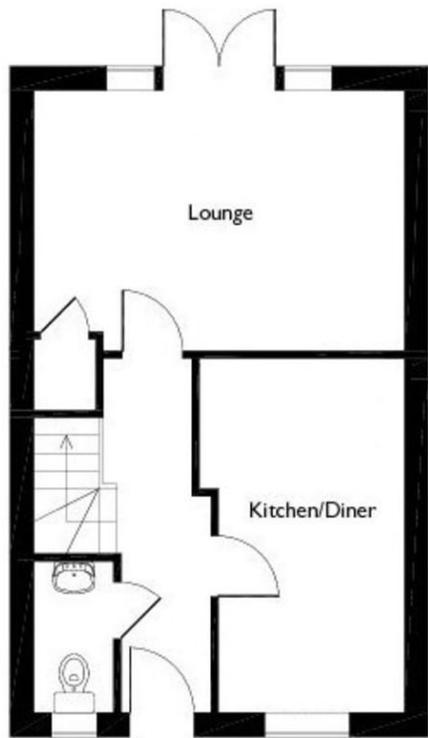
Monthly Rent - £377.36

Monthly Service Charge - £37.58

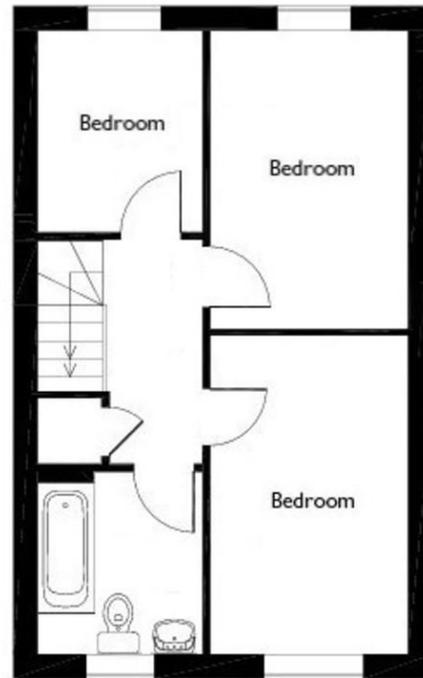
Length of Lease - 121 Years

100% share can also be purchased as part of the sales process. Initially advise Kennedy & Co you are interested and wish to apply.





Ground Floor



First Floor

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements