



129 BURY ROAD
SHILLINGTON



129 Bury Road
Shillington
Bedfordshire SG5 3NZ

Guide Price £350,000

FOR SALE BY INFORMAL TENDER - DEADLINE: 12 NOON, MONDAY
25TH APRIL 2016.

An attractive detached cottage style home that is situated on the edge of this popular Central Bedfordshire village. The property stands on a private elevated plot with fabulous views to the rear over paddock land and open countryside.

Available with the benefit of being chain free, the accommodation features an entrance hall, dual aspect sitting room with an inglenook style fireplace, dining room open plan to the kitchen, cloakroom plus two double sized bedrooms, shower room and separate bathroom on the first floor. The property is heated via a gas fired boiler to radiator central heating and the windows and doors have been replaced with uPVC double glazed units. The property is approached via double wrought iron gates with a concrete driveway that provides off-street parking and access to a large attached garage.

We understand from our clients that a pair of rundown semi-detached cottages previously occupied the plot. These were largely demolished and replaced with the existing dwelling house in the early 1980s. The property now requires both renovation/ refitting but offers in our opinion enormous potential to extend (subject to obtaining the relevant consents) and create a wonderful stylish home within a fabulous setting. Viewing therefore is highly recommended.

Viewings:

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

UPVC double glazed entrance door providing access to the Entrance Hall.

Entrance Hall

Exposed brick wall. Radiator. Doors to the Sitting Room and Dining Room.

Sitting Room 4.98m x 3.38m (16'4" x 11'1")

A dual aspect room with uPVC double glazed multi-paned style windows with views to the front and side garden. Three radiators. TV point. Modern exposed brick inglenook style fireplace with quarry tiled hearth and fitted gas living flame fire (not tested). Central exposed ceiling beam. Door providing access to the Inner Hallway.

Dining Room 3.40m x 2.54m (11'2" x 8'4")

UPVC double glazed multi-paned style window with views over the lawned side garden. Radiator. Central exposed ceiling beam. Modern exposed brick inglenook style fireplace with quarry tiled hearth and floorstanding Potterton Kingfisher II gas fired boiler (not tested) Open plan access to:-

Kitchen 3.38m x 2.13m (11'1" x 7'0")

UPVC double glazed multi-paned style window with attractive views to the rear over surrounding paddock land and fields. uPVC double glazed multi-paned style door to the side. The Kitchen is fitted with a basic range of floorstanding and wall mounted storage cupboards with worksurfaces over. Single drainer stainless steel sink unit. Electric halogen hob (not tested). Eye level double Electrolux oven (not tested). Space and plumbing for a washing machine. Partly ceramic tiled walls. Breakfast bar.

Inner Hallway

Doors to the Dining Room and Sitting Room. Staircase providing access to the first floor. Radiator. Multi-paned style door providing access to:-

Cloakroom

Fitted with a suite comprising low level W.C and wall mounted washbasin with Heatrae Sadia hot water heater (not tested). Frosted uPVC double glazed window to the rear. Partly ceramic tiled walls.

ON THE FIRST FLOOR

Landing

UPVC double glazed window with attractive views across paddock land and fields towards the village of Gravenhurst. Doors providing access to both Bedrooms, Bathroom and Shower Room.

Shower Room

Fitted with a ceramic tiled shower cubicle with fitted Gainsborough Monarch shower unit (not tested) and shower curtain rail. Partly ceramic tiled walls.

Bedroom One 4.98m x 3.40m (16'4" x 11'2")

A large dual aspect main bedroom with a high multi-paned style uPVC double glazed window with views over the lawned side garden. Additional uPVC double glazed multi-paned style window with attractive views over rear paddock land towards the village of Gravenhurst. Radiator. Built-in airing cupboard with lagged hot water tank and linen shelving. Access to loft space.

Bedroom Two 3.38m x 3.05m (11'1" x 10'0")

UPVC double glazed multi-paned style window with views over the front garden and driveway. Radiator.

Bathroom 2.44m x 1.83m (8'0" x 6'0")

UPVC double glazed multi-paned style frosted window to the side. Fitted with a white suite comprising low level W.C, pedestal washbasin and panelled bath. Partly ceramic tiled walls. Radiator.

OUTSIDE

Front Garden

To the front of the property is a low brick built boundary wall and double wrought iron gates with a concrete driveway providing off-street parking and access to the garage. Additional wooden pedestrian gate with concrete pathway provides access to the front door. The front garden is planted with various flower and shrub shingled borders for the ease of maintenance in mind. Gated pathway providing access to the right hand side of the property as viewed from Bury Road and this area of land is enclosed by panelled fencing and gravelled for the ease of maintenance.

Rear Garden

To the immediate rear of the property is a large concrete courtyard area with a brick built outhouse and outbuilding. The remaining side garden is laid predominantly to lawn with mature hedging and panelled fence boundaries. The views at the rear of the property are a particular feature.

Garage 7.80m x 3.71m max (25'7" x 12'2" max)

Large garage with metal up and over vehicular entry door. Power and light connected. Fuse board and meter (not tested). Multi-paned style single glazed window to the side. High vaulted ceiling.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 95 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas such as a conservatory, integral garage etc.

EPC RATING

Current D: Potential B

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

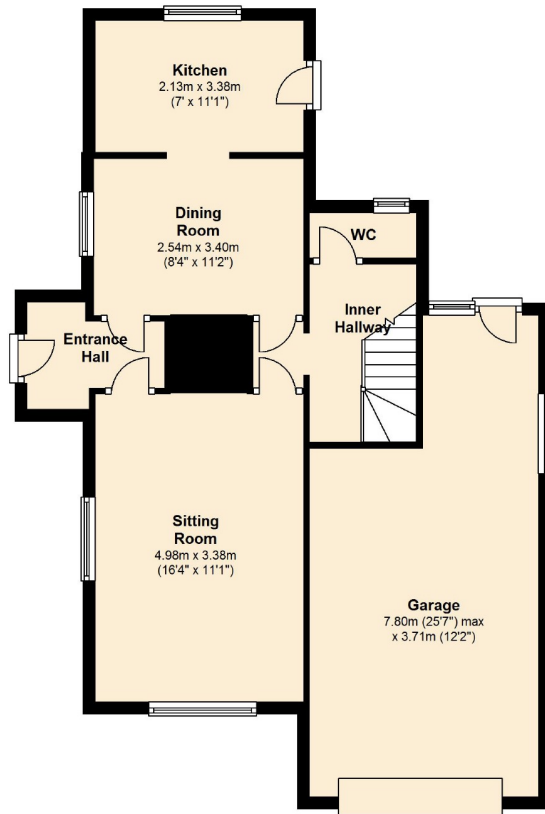
INFORMAL TENDER DATE

All offers must be received in writing in a sealed envelope clearly marked with the property address and must be received by 12 noon on Monday 25th April 2016.

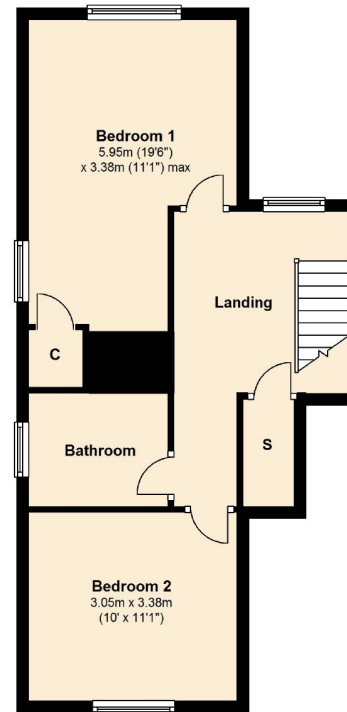
INFORMAL TENDER PROCESS

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. Prospective purchasers are permitted to submit one or more offers on the property. The Vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of this property by Informal Tender does not restrict the Vendor from considering any pre-tender offers or from withdrawing the property from the Tender process prior to the Tender date.

Ground Floor



First Floor



129 Bury Road, Shillington