



## 102 High Street

Cranfield, MK43 0DG

£200,000

We are delighted to be instructed to sell this very well presented two bedroom cottage situated in the very heart of Cranfield. Boasting a larger than average rear garden, the property offers gas central heating, replacement double glazing and is offered for sale with no upper chain. The accommodation fully comprises of lounge/diner, kitchen, utility room, downstairs bathroom and two bedrooms. Externally, there is a good sized rear garden and as the acting sole agents we strongly recommend viewing.

Cranes

- TWO BEDROOMS
- COTTAGE
- LOUNGE/DINER
- UTILITY ROOM
- DOWNSTAIRS BATHROOM
- REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO UPPER CHAIN

### 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.



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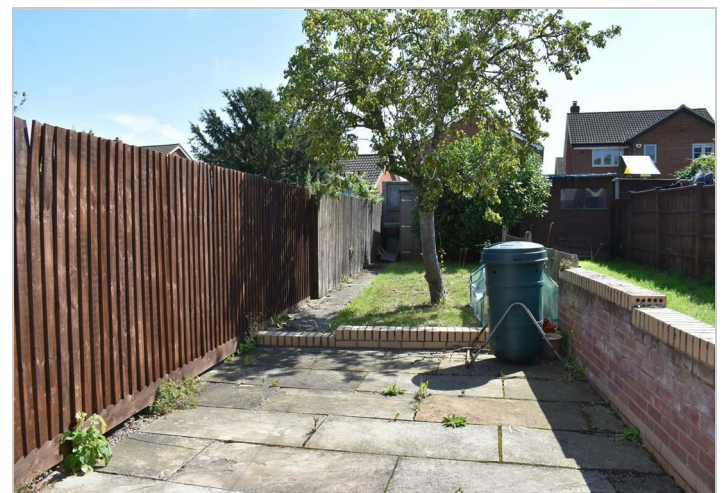
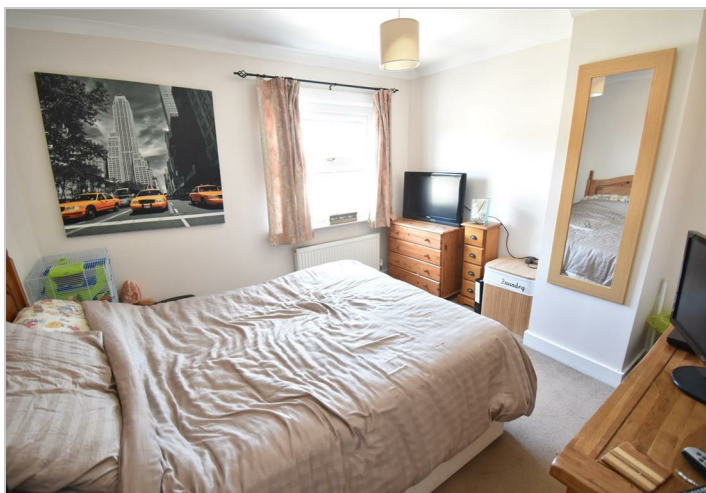
## Area Map



## Energy Efficiency Graph

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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