

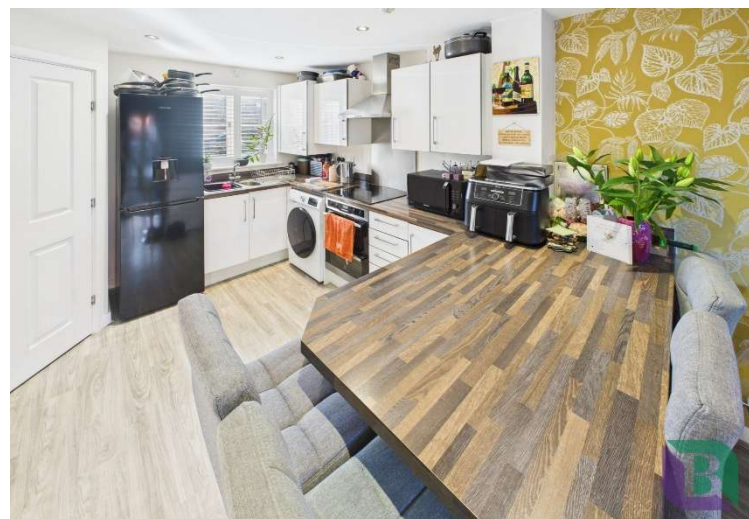
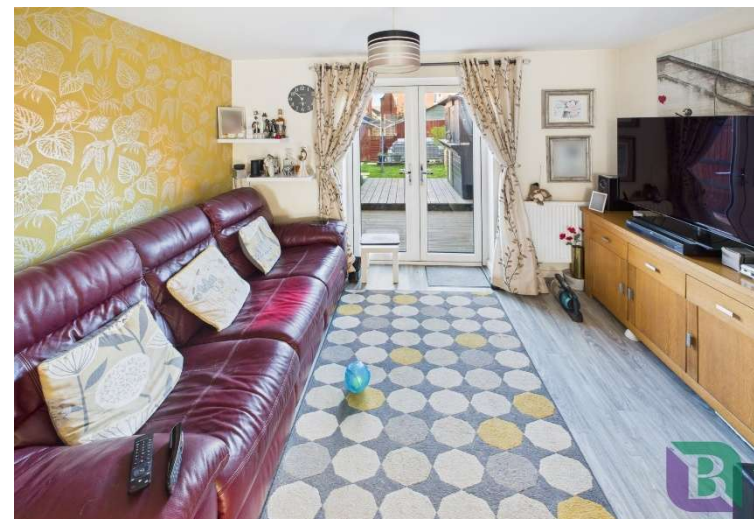
Berry Yard, Cranfield, MK43 0YQ

Price £270,000 Freehold



Situated within a cul-de-sac and enjoying beautiful countryside on the doorstep, this modern and well-presented two double bedroom semi-detached home is located in the popular village of Cranfield, walking distance to the High Street and close to local parks, schools, community centre and many other amenities.

An ideal opportunity for first-time buyers or investors alike.



Berry Yard

Cranfield, MK43 0YQ



Upon entering, stairs rise to the first floor and a door leads into the open-plan kitchen and living area, where you'll also find access to a convenient downstairs cloakroom.

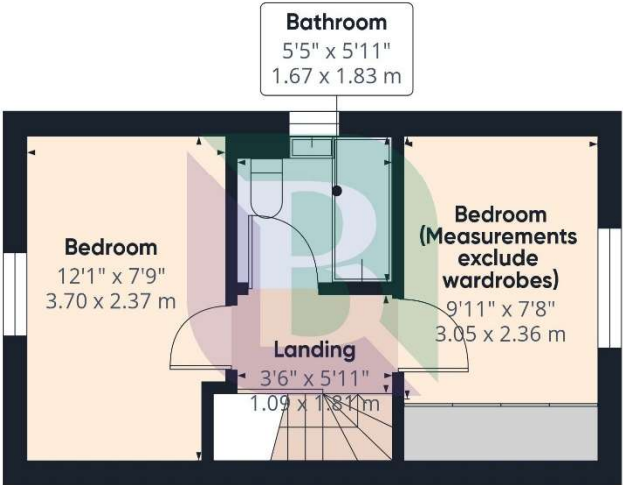
The kitchen is fitted with a range of white units and drawers, complemented by work surfaces incorporating a one and a half bowl drainer sink unit and an electric hob with a chimney-style extractor above. Additional features include a built-in double oven and spaces for a washing machine and fridge freezer. A breakfast bar provides a divide between the kitchen and the living area, which enjoys double doors opening out to the rear garden. To the first floor are two double bedrooms and a bathroom fitted with a white suite.

Externally to the rear is an enclosed garden which has gated access to the side, paved path to the rear, decked and patio areas, raised planting beds and a lawn area. To the front is off road parking for two vehicles.

Agents Note:

The vendor has informed the agent that there is an annual Estates & Management charge of £145.

Cranfield is a charming village in Bedfordshire, surrounded by picturesque countryside and located approximately 9 miles from Bedford and 6 miles from Milton Keynes. The village is home to the renowned Cranfield University and its airport, while also offering a range of amenities, including schools, shops, and services. Additionally, there are convenient bus routes connecting Cranfield to both Milton Keynes and Bedford, making it an ideal location for those seeking a blend of rural and modern living.



Approximate total area⁽¹⁾
502.03 ft²
46.64 m²

Reduced headroom
3.6 ft²
0.33 m²

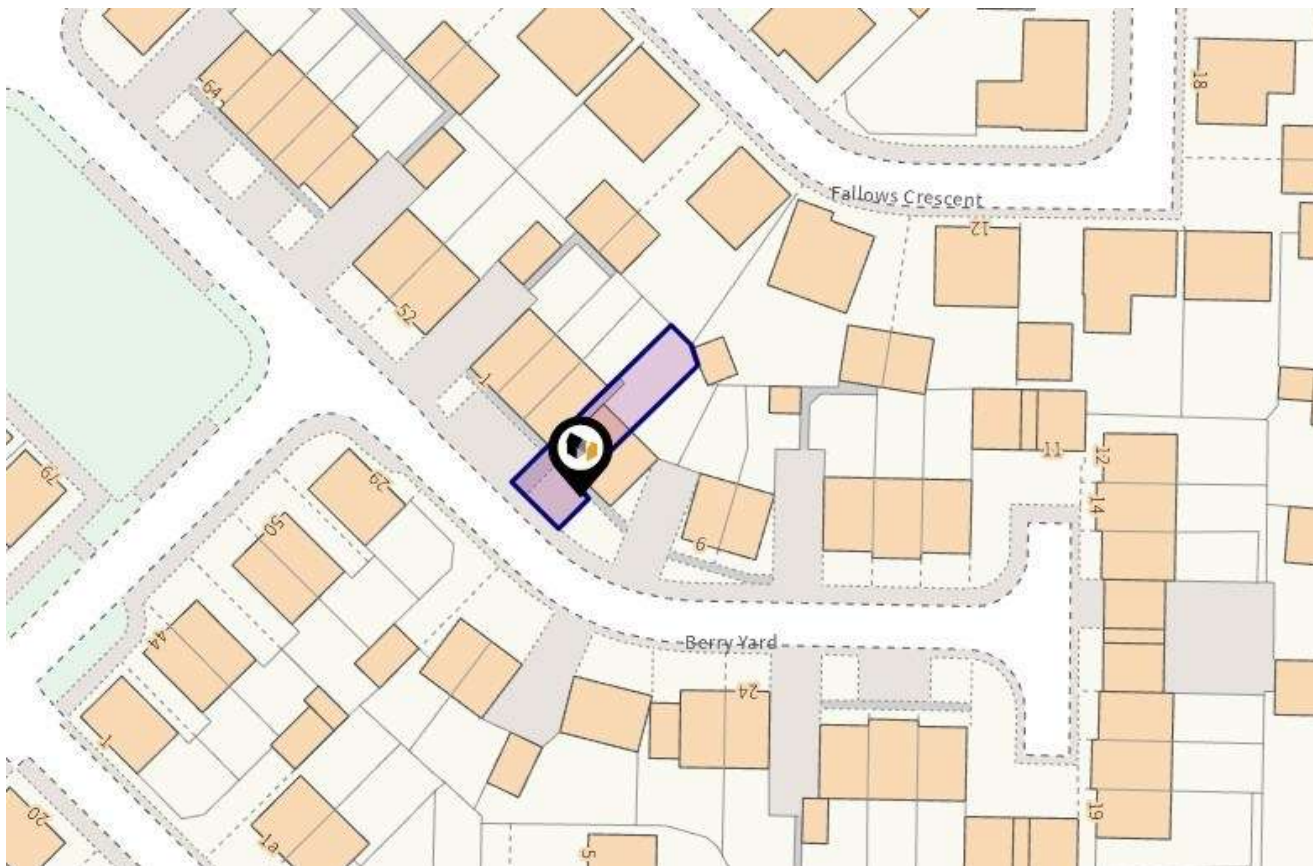
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		96
(81-91) B	81	
(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	



6 High Street
Woburn Sands
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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

