

3 Bed Semi-Detached In Bell Farm Close Studham, Bedfordshire, LU6 2QX

£138,000





SHORT DESCRIPTION

Property Ref: 16227 This beautiful Shared Ownership three-bedroom semi-detached house is located in the sought after Village of Studham. This bright and contemporary property consists of an entrance hall, downstairs toilet, kitchen, lounge and diner, three first-floor bedrooms, family bathroom, rear garden and a private carport drive for parking. Studham Village is one of the most sought-after villages in Bedfordshire, surrounded by open fields, and it boasts a lovely country living atmosphere. The house is perfectly placed within the village, just a short walk to the centre where there are a range of local amenities, including a highly regarded village school, pubs with restaurants, a village hall and village green. * Entrance Porch - Double-glazed door to front. * Entrance Hall - Double-glazed door to front, cupboard for coats and shoes, radiator. * Cloakroom - Lower level toilet, wash hand basin, part tiled walls, radiator. extractor fan. * Lounge and Diner - Double-glazed window to rear, double-glazed patio doors, radiator, TV and telephone points. Carpeted. Fire surround with electric wood burner. * Kitchen - Fitted kitchen with a range of wall and base units, stainless steel sink and drainer unit, work surfaces, electric oven, gas hob with cooker hood. * Space and plumbing for washing machine, dishwasher, fridge freezer, central heating boiler, double-glazed window to the front, door leading to the entrance hall. Country oak laminate floor. Landing and stairs are carpeted. The stairs are from the entrance hall. * The landing has a cupboard with a heater inside, useful for drying washing. * Bedroom One (Master) - Double-glazed window to rear, radiator, TV Point. Carpeted. * Bedroom Two - Two double-glazed windows to the front, radiator. Carpeted. * Bedroom Three - Double-glazed window to the rear, radiator, telephone point. Carpeted. * Bathroom - Low-level toilet, wash hand basin, bath with overhead shower and shower screen, tiled splashback, radiator, extractor fan, shaver point, part tiled walls. * Garden - To the front of the property, there is a border with shrubs and a small hedge and to the rear of the property there is a generous size garden with lawn and patio area. There is a good-sized shed in good condition. The beautiful surrounding countryside offers plenty of opportunity to relax and unwind, with nearby towns of Dunstable, Hemel Hempstead and Berkhamsted offering supermarkets and high street shopping. It is ideal for those who enjoy rural living yet wish to be in close proximity to urban conveniences. Excellent transport links are within easy reach and include the M25 and M1 motorways and London Luton Airport. Fast trains to London can be found in nearby Berkhamsted and Luton Parkway. The village is very close to Whipsnade Zoo, and the National Trust run Dunstable Downs. ***** Calling all first-time buyers or Families. ***** Property Type: Semi-detached Full selling price: £460000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £138000.00 Monthly rent based on 30% share: £826.57 Remaining lease (In Years): 114 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1383.96 Council tax band: D EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

3

Bed Room(s)

1

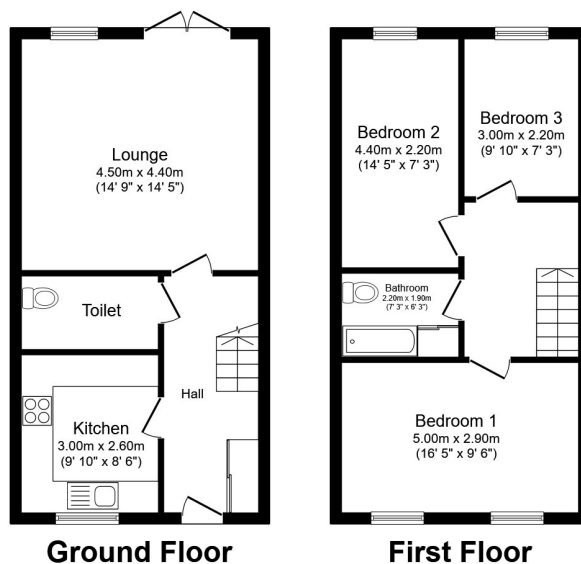
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 81.0 sq.m. (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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