



1 Springhill Cottages Spring Hill  
Bedford, MK44 2BS



Christie Taylor

Partnered With

**Simpsons**  
Property Experts

This end-of-terrace one-bedroom cottage is offered to the market in good condition throughout and with no onward chain. The accommodation begins with a rear entrance porch leading into the kitchen, while at the front of the home a bright lounge features a bay window and stairs rising to the first-floor landing. Upstairs, there is a well-proportioned double bedroom and a modern bathroom. Outside, the property benefits from driveway parking to the front. At the rear, an enclosed garden is laid to patio, with an additional lawned garden beyond that includes a timber storage shed. A fantastic property in a well-regarded village. Early viewing is highly recommended.

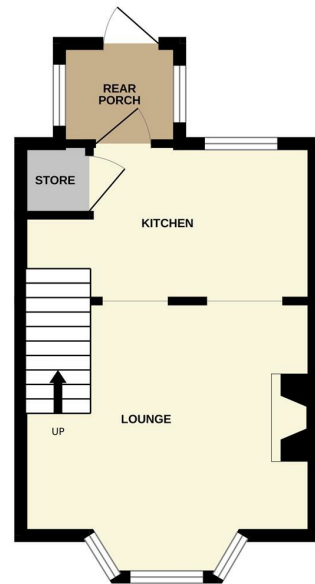


£215,000

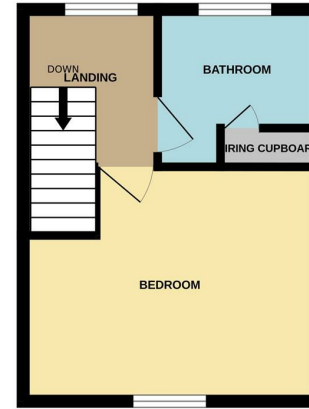
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GROUND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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