

**Mike
Neville**
ESTATE AGENTS



30 High Street, Podington, Bedfordshire, NN29 7HS

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Bedfordshire, NN29 7HS**

Offers in the region of £245,000 Freehold



Sensible and Serious Offers Invited* *Rarely Available Offered to the market for sale with no onward chain is this Grade II Listed property, constructed in approximately 1773, situated in the picture postcard North Bedfordshire village of Podington. This charming property should be the top of your viewing list, boasting two large bedrooms, landing, porch, lounge, kitchen/ breakfast room, rear hall, ground floor bathroom and a beautiful rear garden. Modernisation required. An immediate viewing is advised.

- **Grade II Listed**
- **Rarely Available Sought After Property**
- **Modernisation Required**
- **Oil Fired Radiator Heating**
- **Superb Rear Garden**
- **Village Location**
- **No Onward Chain**
- **Two Double Bedrooms**
- **Original Features Throughout**
- **Energy Efficiency Rating - E53**



Location

The property can be found along the High Street, opposite the turning into Gold Street, as identified by our for sale board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - E53

Certificate number - 4532-4627-5100-0942-4226

Accommodation

Ground Floor

Porch

Lounge 13'4" x 16'4" (4.07m x 4.98m)

Minimum measurement, plus small recess.

Feature fireplace with open fire facility.

Kitchen / Breakfast Room 10'0" x 13'1" (3.06m x 3.99m)

Minimum measurement, plus stairs, plus under stairs cupboard.

Fitted oven and hob.

Space for additional appliances and table and chairs etc.

Rear Hall

Airing cupboard housing hot water cylinder and oil fired boiler (recently serviced).

Ground Floor Bathroom / WC

Space and plumbing for washing machine.

First Floor

Landing

Bedroom 1 13'1" x 14'6" (3.99m x 4.41m)

Minimum measurement, plus recess, plus cupboard.

Loft access.

Bedroom 2 10'11" x 13'8" (3.34m x 4.16m)

Minimum measurement, plus door recess.

Outside

Front

Side gated access into rear garden.

Rear Garden

Fully enclosed. A lovely rear garden indeed, being fully enclosed. Side gated access.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

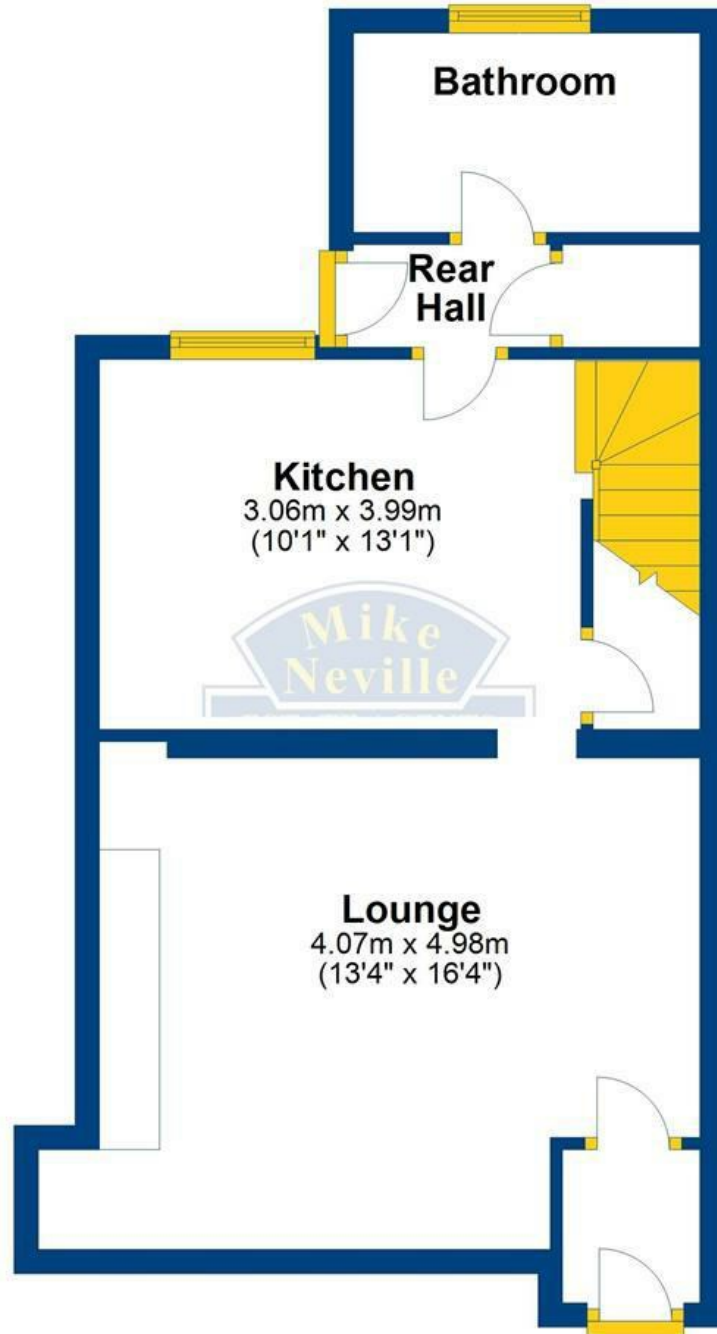
Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



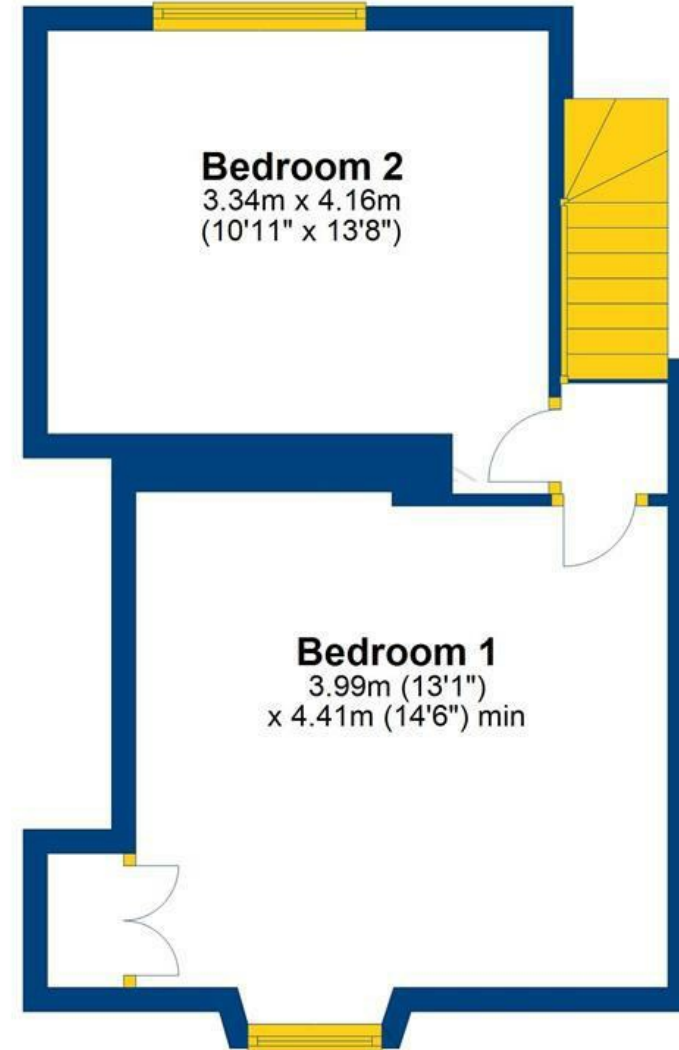
Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 78.7 sq. metres (847.0 sq. feet)











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