8, Hoover Place

Chicksands, Shefford,
Bedfordshire, SG17 5TH
£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

This three bedroom mid-terrace home is situated on the popular Chicksands development and offers views over communal grassland to the rear.

- Three double bedrooms
- Four piece bathroom suite
- Two allocated off road parking spaces
- Close to well regarded local schooling
- Spacious 26ft lounge/diner
- Useful utility/cloakroom

Ground Floor

Entrance Hall

Doors into kitchen, cloakroom/utility room and multi-pane door to lounge. Radiator.

Kitchen

13' 7" x 7' 9" (4.14m x 2.36m) Fitted with a range of eye and base level units with rolled edge worksurfaces over Tiled splashbacks. Inset stainless steel one and a half bowl sink and drainer unit with swan neck mixer tap over. Built in eye level oven and grill. Built in electric hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Ceramic tiled flooring. Wall mounted gas boiler. Double glazed window to front aspect.

Cloakroom/Utility Room

8' 7" x 5' 5" (2.62m x 1.65m) Fitted with a low level WC and wash hand basin. Tiled splashbacks. Obscure double glazed window to front aspect. Space and plumbing for washing machine and tumble dryer with worksurface over and storage cupboard. Extractor fan. Ceramic tiled flooring. Under stairs storage cupboard.

Lounge/Diner

26' 10" x 14' 2" (8.18m x 4.32m) Double glazed window to rear aspect. UPVC double glazed doors with wing windows to rear garden. Wood flooring. Two radiators. Stairs rising to first floor accommodation.

First Floor

Landing

Doors to all rooms. Hatch to loft space.

Bedroom 1

14' 4" x 13' 4" (4.37m x 4.06m) Double glazed window to rear aspect. Two built in wardrobes. Radiator.

Bedroom 2

12' 3" x 9' 11" (3.73m x 3.02m) Double glazed window to rear aspect. Radiator.

Bedroom 3

14' 4" (max) x 9' 4" (4.37m x 2.84m) Double glazed window to front aspect. Radiator.

Bathroom

Fitted with a four piece suite comprising panel enclosed bath, wash hand basin, low level WC and double shower cubicle. Heated towel rail. Two obscure double glazed windows to front aspect. Shaver point. Extractor fan. Ceramic tiled flooring.

Outside

Front Garden

Paved pathway to front door. Laid mainly to lawn.

Rear Garden

Paved patio area. Laid to lawn with mature shrub borders. Timber shed currently used as an office space (to remain). Gated access to communal grassland.

Parking

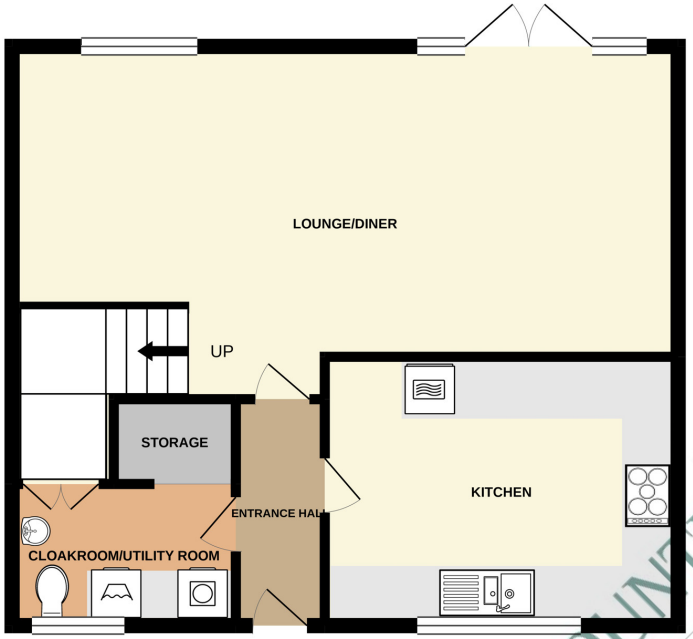
Two allocated off road parking spaces to the front of the property.

Agents Note:

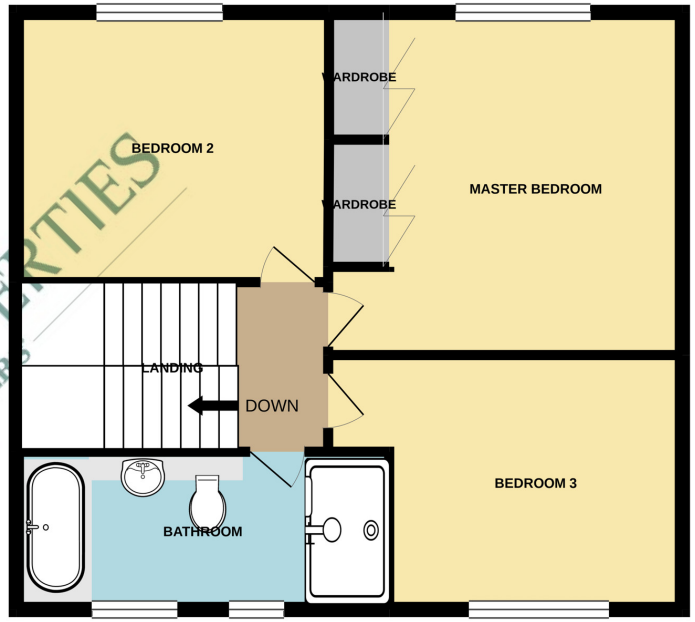
The current owner advises that there is a Service charge of £111.00 per month to be paid in 10 installments. This covers the maintenance of the communal grounds and the water rates. However, we would advise any buyer to confirm this with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS, NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



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8 HOOVER PLACE - CHICKSANDS

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | **E:** shefford@country-properties.co.uk
www.country-properties.co.uk

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