



45, Bedford Road

Shefford,  
Bedfordshire, SG17 5DJ  
£300,000

country  
properties

In need of modernisation - make your mark on this three bedroom semi detached home with garage and off road parking to rear.

- Offered with no upward chain
- Useful ground floor study area
- Southerly aspect rear garden
- Ground floor shower room and first floor bathroom
- L shaped garage with 14ft x 12ft workshop area
- Short walk to town centre shops and amenities
- Well regarded local schooling and lovely countryside walks

## GROUND FLOOR

### Entrance Porch

Double glazed window to front. Open plan to study area. Radiator.

### Study Area

Door to shower room and inner hallway. Radiator.

### Shower Room

Suite comprising low level wc, wash hand basin and shower with soak-away. Fully tiled walls. Obscure double glazed window to side.

### Inner Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Doors into lounge/diner and kitchen.

### Lounge/Diner

21' 2" x 9' 9" (max) (6.45m x 2.97m) Dual aspect with double glazed window to front and patio doors opening onto the rear garden. Two radiators.

### Kitchen

10' 3" x 7' 5" (3.12m x 2.26m) A range of wall and base units with worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer unit. Space and plumbing for washing machine. Space for cooker and fridge/freezer. Wall mounted gas boiler. Double glazed window to rear and door to side providing access to the front and rear.



## FIRST FLOOR

### Landing

Obscure double glazed window on half landing. Access to partially boarded loft space. Doors to all rooms.

### Bedroom 1

10' 7" x 10' 1" (3.23m x 3.07m) Double glazed window to rear. Radiator. Built-in wardrobe.

### Bedroom 2

10' 2" x 10' 3" (3.10m x 3.12m) Double glazed window to front. Radiator.

### Bedroom 3

8' 4" x 6' 7" (2.54m x 2.01m) Double glazed window to front. Radiator.

### Bathroom

Suite comprising panel enclosed bath, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Radiator. Airing cupboard housing hot water cylinder with shelving. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Brick retaining wall to front. Split level with shingled garden and central pathway to front door. Gated access to rear.

### Rear Garden

Laid mainly to lawn with paved patio area. Gated access to rear providing access to garage and parking.

### Garage

30' 5" (max) x 14' 5" (max) (9.27m x 4.39m) L shaped with large workshop area and up & over door to front. Power & light connected. Window to rear and personal door to rear garden.

\* The workshop area could be converted to a home office, subject to necessary consents.

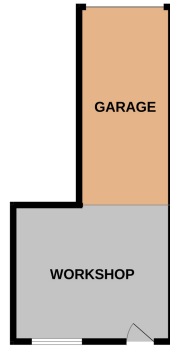
### Parking

Driveway providing off road parking for 2 cars.

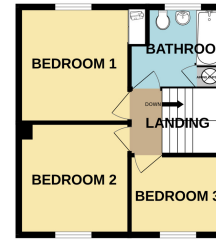
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



GROUND FLOOR



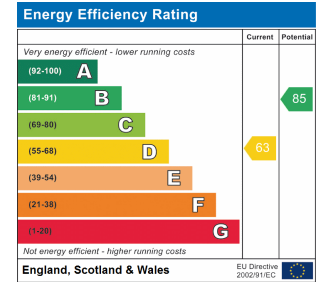
1ST FLOOR



COUNTRY PROPERTIES  
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BEDFORD ROAD - SHEFFORD

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