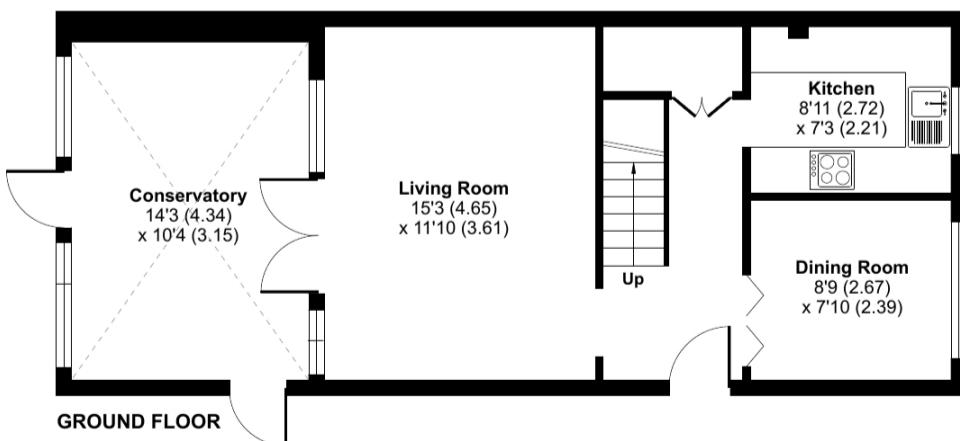
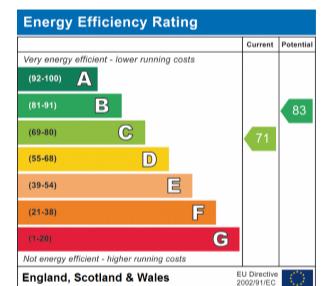
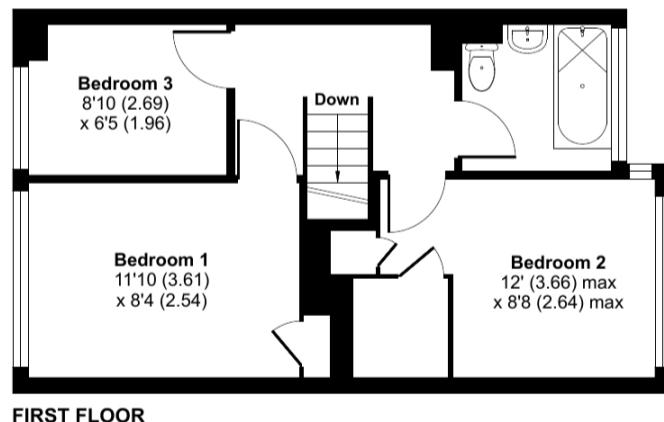




Approximate Area = 999 sq ft / 93 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Country Properties. REF: 890022

This well presented three bedroom semi detached home with garage and driveway parking for 3 cars is ideally located close to Shefford town centre shops and amenities.

- Offered with no upward chain
- Two separate reception rooms
- UPVC double glazed conservatory
- Garage and driveway parking for 3 cars
- Easy access to the High Street shops and amenities
- Well regarded local schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Storage cupboard. Wood effect flooring. Radiator. Doors into dining room, living room and kitchen.

Kitchen

8' 11" x 7' 3" (2.72m x 2.21m) A range of wall and base units with wood worksurfaces and tiled splashbacks. Ceramic sink with drainer and mixer tap over. Space and plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Space for gas cooker. Wood effect flooring. Double glazed window to front.

Dining Room

8' 9" x 7' 10" (2.67m x 2.39m) Double glazed window to front. Radiator. Wood effect flooring.

Living Room

15' 3" x 11' 10" (4.65m x 3.63m) Wood effect flooring. Radiator enclosed in decorative cover. Double doors opening into the conservatory with windows to either side.



Conservatory

14' 3" x 10' 4" (4.34m x 3.15m) UPVC on brick base with windows and double doors opening onto the rear garden. Wood effect flooring. Two radiators. Door to side providing access to the front.

FIRST FLOOR

Landing

Access to loft space. Wood effect flooring. Doors into all rooms.

Bedroom 1

11' 10" x 8' 4" (3.61m x 2.54m) Double glazed window to rear. Radiator. Wood effect flooring. Fitted wardrobe.

Bedroom 2

12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to front. Radiator. Wood effect flooring. Large built-in cupboard with hanging rail. Bulk head storage cupboard with shelving.

Bedroom 3

8' 10" x 6' 5" (2.69m x 1.96m) Double glazed window to rear. Radiator. Wood effect flooring.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over, wash hand basin and low level flush wc. Wood effect flooring. Radiator. Shaver point. Obscure double glazed window to front.

OUTSIDE

Front Garden

Driveway providing off road parking for 3 cars. Hedging to front with lawn area and flower/shrub borders.

Rear Garden

Laid mainly to lawn with paved patio area with further circular patio to the rear. A variety of apple trees including bramley, laxton and russet, with further raspberry, redcurrant and whitecurrant plants. Metal shed and greenhouse to remain.

Garage

Up & over door with power/light connected.



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