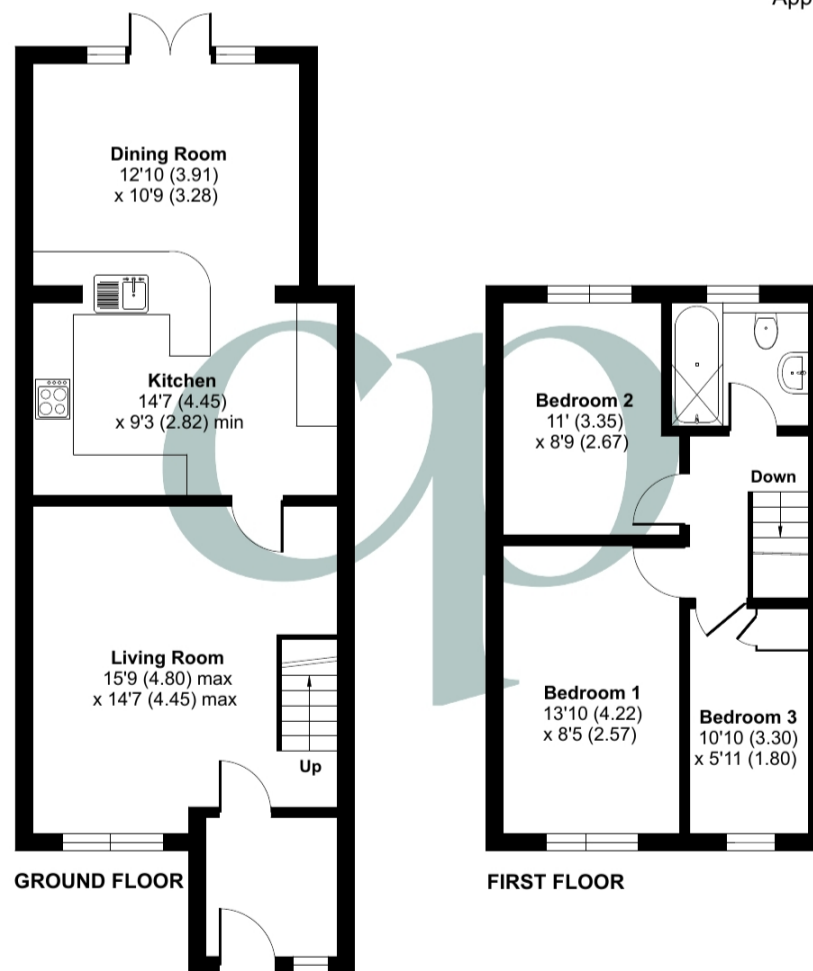




Approximate Area = 927 sq ft / 86.1 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 72 | 85 |
| England, Scotland & Wales | | | |

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1163899

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

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

This well presented three bedroom semi detached home has been thoughtfully extended and is offered with NO UPWARD CHAIN. The property is within walking distance to the heart of Shefford with highly regarded local schools and amenities.

- No through road location
- Extended stylish kitchen/dining/family room with separate living room
- Block paved driveway providing off road parking for 2 cars
- Catchment for well regarded schools
- Rental value approx £1,500 pcm

Kitchen

14' 7" x 9' 3" min (4.45m x 2.82m) A range of wall and base with complementary wood effect worksurfaces including breakfast bar. Inset stainless steel sink with drainer unit and swan neck mixer tap over. Fitted oven and gas hob with glass splashback and stainless steel extractor hood over. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Wood effect flooring. Radiator. Opening to:

Dining Room

12' 10" x 10' 9" (3.91m x 3.28m) Double glazed french doors with sidelights, opening onto the rear garden. Wood effect flooring. Vertical radiator.

Ground Floor

Entrance Hall

Double glazed window to side. Radiator. Wood effect flooring. Door to:

Living Room

15' 9" max x 14' 7" max (4.80m x 4.45m) Double glazed window to front. Two radiators. Wood effect flooring. Stairs rising to first floor accommodation with under stairs storage space. Door into:



FIRST FLOOR

Landing

Access to loft space. Doors into all bedrooms and bathroom.

Bedroom 1

13' 10" x 8' 5" (4.22m x 2.57m) Double glazed window to front. Radiator.

Bedroom 2

11' 0" x 8' 9" (3.35m x 2.67m) Double glazed window to rear. Radiator.

Bedroom 3

10' 10" x 5' 11" (3.30m x 1.80m) Double glazed window to front. Airing cupboard housing hot water tank. Radiator. Laminate flooring.

Bathroom

Three piece suite comprising low level flush wc, pedestal mounted wash hand basin and panel enclosed bath. Fully tiled walls and tiled flooring. Extractor fan. Chrome heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Block paved driveway providing off road parking for approximately two cars. Gated access to the rear garden.

Rear Garden

Paved patio with steps up to the raised lawn. Timber shed. Garden storage (subject to separate negotiation). Fully enclosed with gated access to front.

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

