



# 1, Clifton House Gardens

Clifton, Shefford,  
Bedfordshire, SG17 5FR  
£1,250 pcm

COUNTRY PROPERTIES  
PART OF HUNTERS



Utility bills are included at this stunning executive property set in a prestigious gated development. Finished to a high specification including Karndean flooring, integrated appliances, granite work surfaces and porcelain floor tiles.

- ONE BEDROOM
- BATHROOM
- EPC RATING C

- KITCHEN
- GARDEN
- UTILITY BILLS INCLUDED

## Ground Floor

### Lounge

25' 4" x 17' 10" (7.72m x 5.44m) Two double glazed frosted windows to front and double glazed window to rear. Stairs rising to mezzanine bedroom. Alarm system

### Bedroom

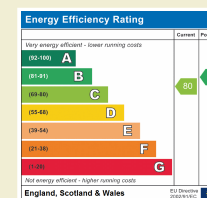
15' 5" x 11' 10" (4.70m x 3.61m) Mezzanine. Double glazed window to side. Television point. Radiator

### Bathroom

Double glazed frosted window to rear. Three piece suite comprising low level flush WC , rectangular wash hand basin with cupboard underneath. Tiled walls. Ceramic tiled floor. Heated towel rail

### Kitchen

11' 2" x 8' 2" (3.40m x 2.49m) Double glazed window to side. Range of base and eye level units with granite work surfaces. Built in oven and hob, Integrated dishwasher, integrated fridge/freezer. Porcelain floor tiles



Viewing by appointment only

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