



9 Old Station Way, Shefford, Bedfordshire. SG17 5ED





2 Bedroom Flat

Guide Price £200,000 Leasehold

Satchells is thrilled to offer this wonderful two-bedroom top-floor apartment in Shefford's town centre. This one-of-a-kind flat has been meticulously kept and comes complete with its own garage in a block. CHAIN FREE!

- Two double bedrooms
- CHAIN FREE
- Garage en-block
- Open plan living/dining area
- Short walk to town centre amenities
- Top floor
- Lovely first-time purchase
- EPC rating C. Council tax band B

Top Floor:

Entrance Hallway:

Karndean flooring with radiator, access to loft space with considerable amount of storage. Built in cupboard storage and entrance to all other rooms.

Lounge/Diner:

Abt. 17' 4" x 12' 2" (5.28m x 3.71m) Dual aspect room fitted with Karndean flooring and a vast window looking over the frontage. Dining table currently housing four-seater. Shelving to main wall with cupboard storage. Fitted blinds.

Kitchen:

10' 1" x 8' 9" (3.07m x 2.67m) Tiled flooring with fitted wall and base units with integrated appliances including a 'Bosch' oven with extractor fan. Wall mounted combi boiler. Stainless steel sink.

Main Bedroom:

Abt. 14' 7" x 9' 8" (4.45m x 2.95m) Carpet flooring with fitted shelving. Feature wall. Fitted black out curtains to window.



Bedroom Two:

Abt. 11' 2" x 7' 4" (3.40m x 2.24m) Window to front, Karndean flooring and radiator.

Family Bathroom:

Fitted bathtub with wall mounted electric shower and glass splash back door. Tiled to ceiling throughout the room with low level flush WC and sink wash basin.

Outside Garage:

Single garage in a nearby block with an up and over door and fitted shelving to the rear.

Communal Grounds:

Communal parking around the block and short stroll to Shefford town centre. Communal entrance into main building with entry phone system and keypad with stairs leading up.

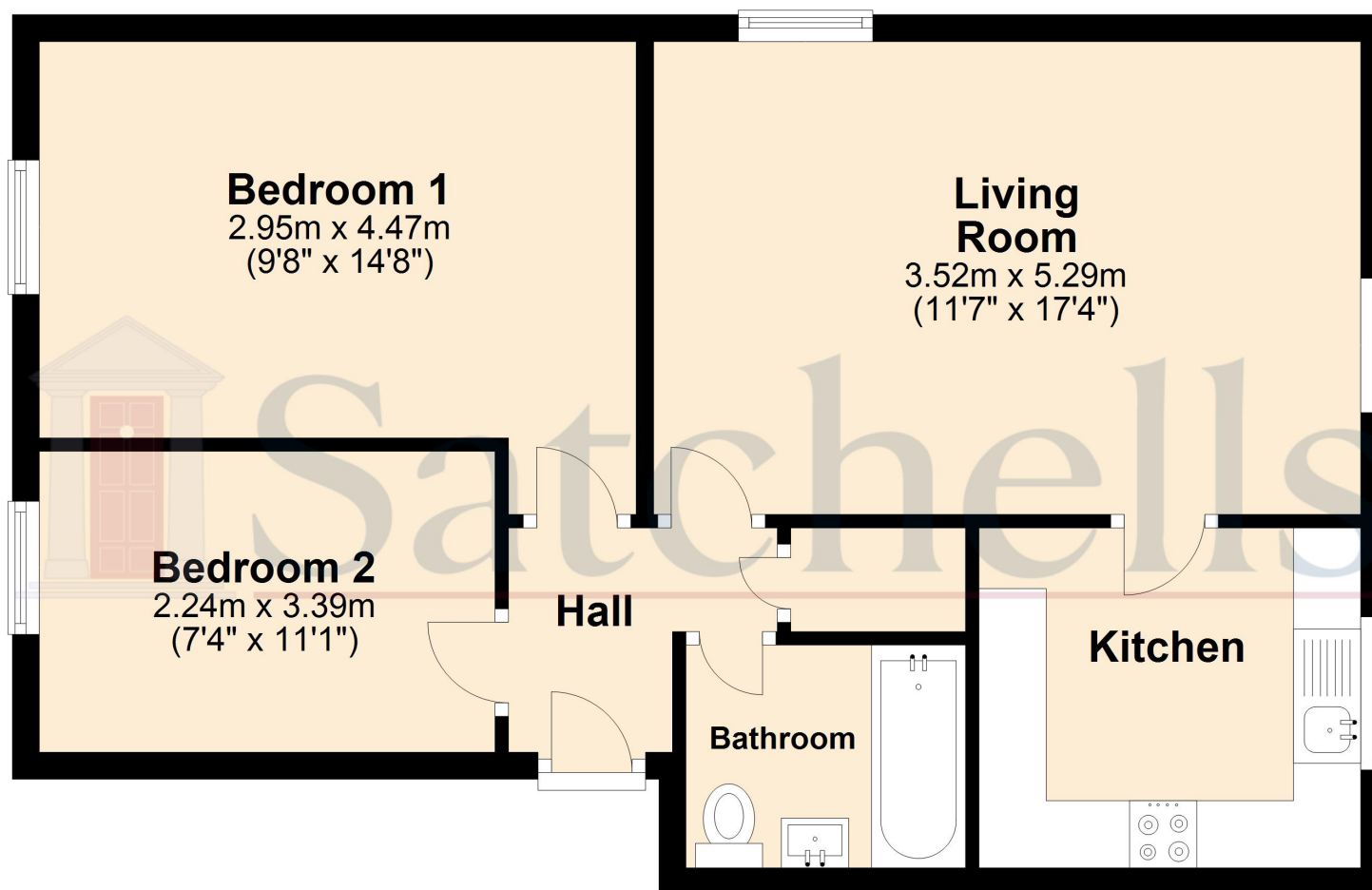
Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Top Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.