



North Bridge Street, Shefford, Bedfordshire. SG17 5DH





2 Bedroom Semi-Detached House

Guide Price £350,000 Freehold

For sale is this beautiful two-bedroom, two-bathroom (1108.68 sq.ft/ 102sq.m2) semi detached period cottage located in the heart of Shefford. This charming character home has been meticulously modernised and maintained to an excellent standard. It features a spacious eat-in kitchen diner, interconnected living rooms, and a rear garden nearly 200 feet in length. Contact our office today to learn more and arrange a viewing.



- Two double bedrooms
- Close proximity to town centre
- Approx. 200ft rear garden
- Character cottage with period features
- Four piece en-suite bathroom
- Downstairs shower room and utility
- CHAIN FREE
- Great first time purchase or investment
- Potential to extend (STP)
- Awaiting EPC. Council tax band D

Entrance:**Entrance Cloakroom:**

Glass structure with vinyl flooring and brick base.

Kitchen Area:

Abt. 12' 2" x 8' 9" (3.71m x 2.67m) Newly fitted kitchen with a range of fitted worktops and units including induction hob, oven and dishwasher.

Sun Room:

Abt. 8' 6" x 11' 8" (2.59m x 3.56m) Continues into kitchen and has double doors into the garden. Laid with wooden flooring throughout.

Living Area:

Abt. 22' 2" x 13' 7" (6.76m x 4.14m) Laid with wooden flooring with two front windows both with shutter blinds. Log burner stove and currently housing a six-seater table.

Utility Area:

Converted to create a downstairs shower room with utility area and cupboard storage.

First Floor:**Principal Bedroom:**

Abt. 10' 6" x 13' 6" (3.20m x 4.11m) Wooden flooring with a range of fitted wardrobes and original feature fireplace.

Bedroom Two:

Abt. 11' 3" x 9' 2" (3.43m x 2.79m) Double room overlooking rear garden with fitted wardrobes and steps into a four piece bathroom suite kitted out with walk-in shower, fitted tub, low level flush WC and sink wash basin.

Outside:**Rear Garden:**

Measuring shy of 200ft, laid with lawn and a shingle patio area and side access to frontage.

Additional Information:

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

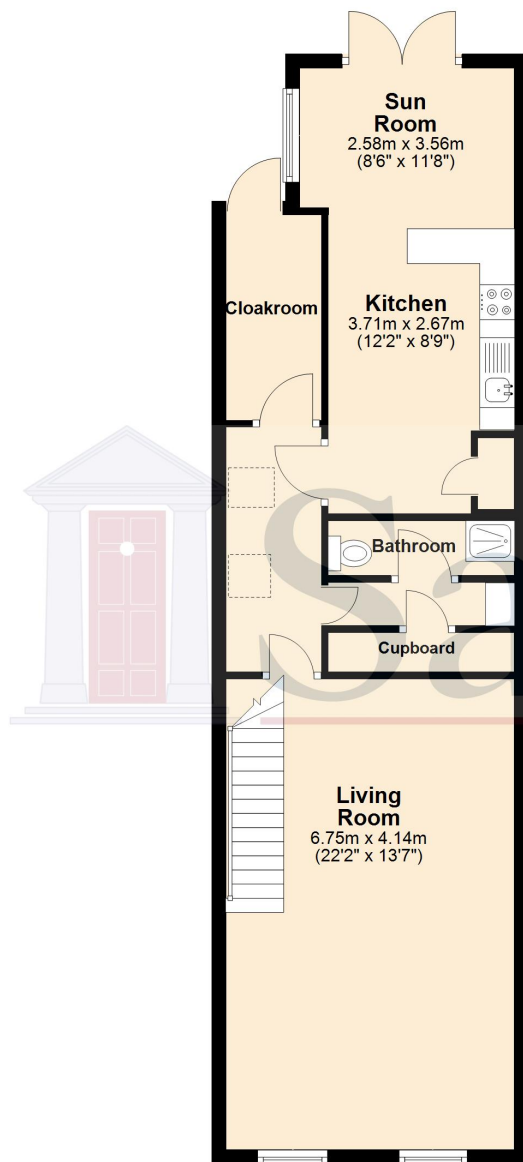




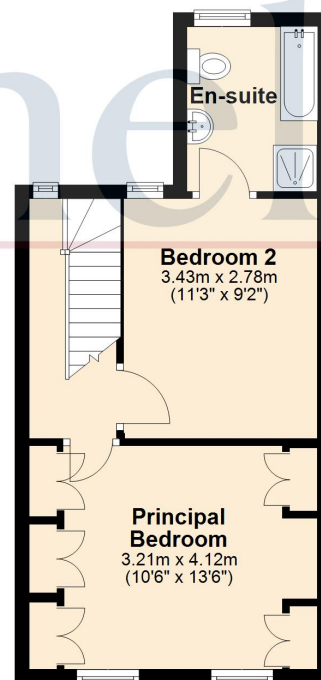
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



Ground Floor



First Floor



For illustration 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.