



47 River View, Shefford, Bedfordshire. SG17 5FL





## 4 Bedroom Town House

### Offers in Excess of £335,000 Freehold

Nestled in a serene and sought-after neighbourhood within Shefford town, this captivating four-bedroom townhouse presents an ideal opportunity for those seeking a home with no upper chain. Boasting a tranquil ambience, this property offers a peaceful retreat making it perfect for families or professionals alike.

- Four bedrooms
- Town centre location
- Residents and visitors parking
- South facing garden
- En-bloc garage
- River views
- No upper chain
- Freehold
- Gas central heating
- Double glazing throughout
- EPC rating C. Council tax band D

## **Ground Floor**

### **Front:**

Paved path leading to partially glazed front door.

### **Entrance Hallway:**

Carpet. Stairs to first floor. Doors to kitchen, cloakroom and lounge. Radiator.

### **Kitchen:**

Abt. 9' 6" x 8' 0" (2.90m x 2.44m) Double glazed window to front. Vinyl flooring. Selection of wall and base units. Integrated dishwasher, washing machine and fridge/freezer. Gas hob with extractor fan and stainless steel splash back. Fan assisted oven. Tiled splashback. One and a half stainless steel sink with drainer and swan neck tap.

### **Living Room:**

Abt. 15' 0" x 13' 7" (4.57m x 4.14m) Newly laid wood flooring. Double glazed window and French doors to rear. Radiators. Storage cupboard.

### **Cloakroom:**

Suite comprising low level wc and pedestal wash hand basin with mixer tap. Vinyl flooring. Splashback. Radiator

## **First Floor**

### **First Floor Landing:**

Stairs to ground floor. Doors to all bedrooms and bathroom. Radiator. Carpet.

### **Bedroom One:**

Abt. 27' 0" x 13' 7" (8.23m x 4.14m) Restricted height. Dual aspect double glazed window to front and rear. Radiators. Carpet. Loft hatch. Door to en-suite.

### **En-Suite:**

Suite comprising low level wc, pedestal wash hand basin with mixer tap and splashback and fully tiled shower cubicle with glass doors. Vinyl flooring. Radiator. Door to master bedroom.

### **Bedroom Two:**

Abt. 13' 8" x 7' 11" (4.17m x 2.41m) Double glazed windows to front. Radiator. Carpet.

### **Bedroom Three:**

Abt. 6' 10" x 13' 0" (2.08m x 3.96m) Double glazed window to rear. Radiator. Carpet.

### **Bedroom Four:**

Abt. 6' 3" x 12' 6" (1.91m x 3.81m) Double glazed window to front. Radiator. Carpet. Storage cupboard.

**Bathroom:**

Suite comprising low level wc, pedestal wash basin with mixer taps and tiled splash back and a full size panelled bath with shower over and glass shower screen. Fully tiled floor.

**External  
Rear Garden:**

South facing. Pathway leading to garage. Partially lawned with a shingle patio. Private rear access leading to garage.

**Agents Note:**

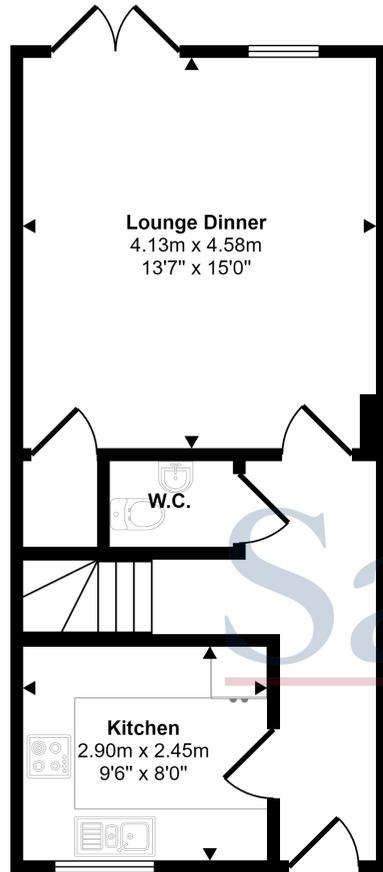
Draft particular is yet to be approved by the vendor and maybe subject to change.





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.

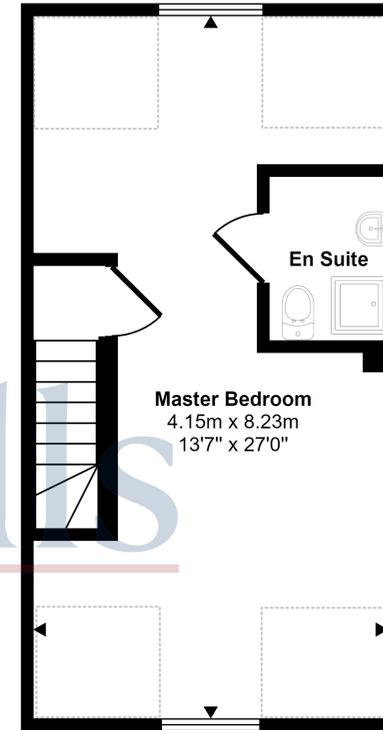
Approx Gross Internal Area  
112 sq m / 1202 sq ft



Ground Floor  
Approx 39 sq m / 419 sq ft



First Floor  
Approx 39 sq m / 420 sq ft



Second Floor  
Approx 34 sq m / 364 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.