



2 Coach House Mews, Shefford, Bedfordshire. SG17 5DH

Satchells



## 2 Bedroom Maisonette

### Offers Over £225,000 Leasehold

Nestled in a prime location within Shefford, this charming Two-bedroom first-floor maisonette boasts a recently renovated kitchen and bathroom, allocated parking and its own private entrance. Conveniently located with the town's amenities within easy reach!

- Two Bedroom Masionette
- Allocated parking
- Close to Shefford town centre
- Open plan lounge/dining area
- Perfect first time buy
- Nice walks close by
- Good investment for BTL buyers
- Lease- 961 years remaining
- Peppercorn ground rent
- EPC rating C. Council tax band B

**Ground Floor:**  
**Entrance Hallway**

Double glazed front door opens into the entrance hallway. Stairs rise to the first floor landing.

**First Floor**  
**Landing:**

Doors to all rooms plus storage cupboard.

**Kitchen:**

Abt. 11' 4" x 5' 9" (3.45m x 1.75m) A modern kitchen comprising a range of matching shaker style wall and base units with complimenting oak worktops. Integrated electric oven with Four ring electric hob and extractor fan above. Black composite sink and mixer. Space for a washing machine and fridge/freezer. Double glazed window to front aspect. Radiator.

**Lounge/Diner:**

Abt. 14' 4" x 11' 4" (4.37m x 3.45m) A spacious living room with plenty of space for a dining table. Two double glazed windows to front aspect. Carpeted and neutral decor. Radiator.

**Bedroom One:**

Abt. 14' 7" x 8' 2" (4.45m x 2.49m) A large double bedroom with dual aspect double glazed windows to front and side aspects. Carpeted. Radiator.

**Bedroom Two:**

Abt. 11' 4" x 6' 5" (3.45m x 1.96m) A generous single bedroom with double glazed window to front aspect. Carpeted. Radiator. Two fitted storage cupboards ( one houses the boiler currently)

**Family Bathroom:**

A modern Three piece suite comprising a low level WC, wash hand basin with vanity unit and panelled bath with shower over. Part tiled walls and tiled flooring. Double glazed window to rear aspect.

**Outside**

**Front Garden:**

Block paved communal driveway with one allocated parking space.

### **Additional Information:**

#### **About the area:**

The market town of Shefford has everything you need for day-to-day living including a Morrisons supermarket, Co-op convenience store, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.

### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

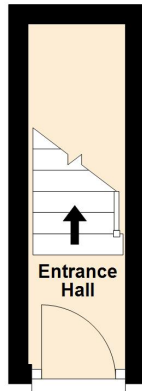




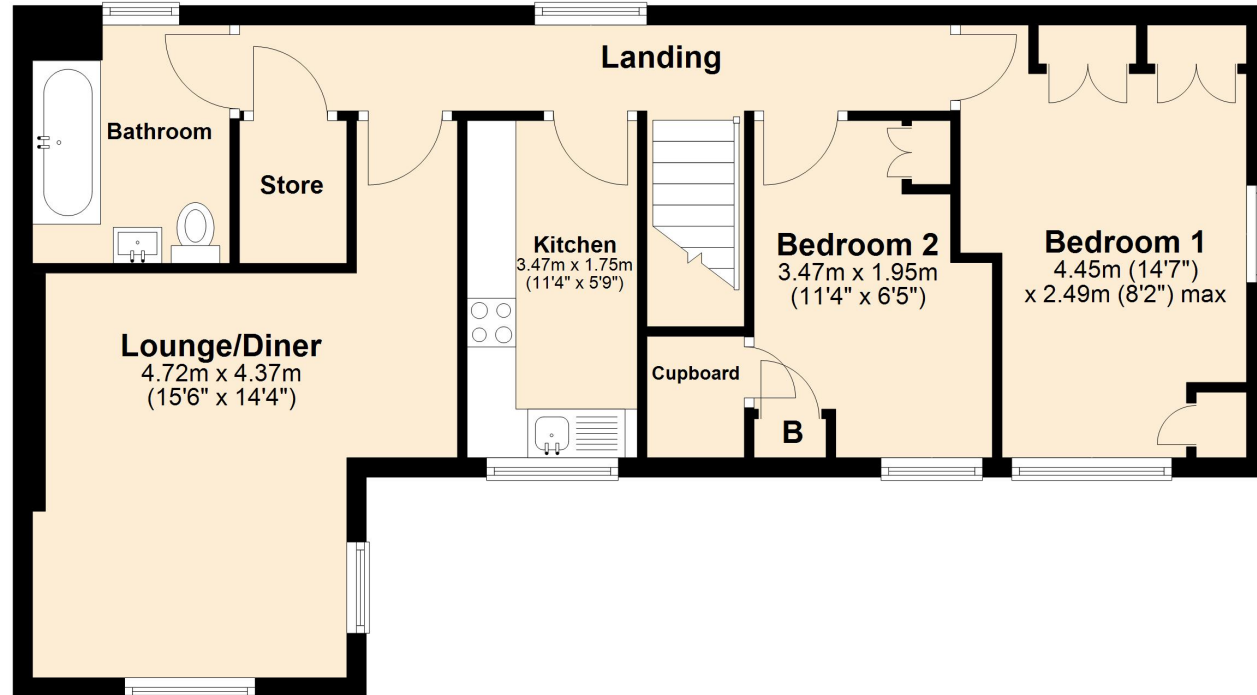
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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## 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.