60, River View

Shefford,
Bedfordshire, SG17 5FN
£230,000

COUNTRY PROPERTIES
PART OF HUNTERS

* VIDEO TOUR AVAILABLE* This stunning 2 bedroom Coachouse has been updated throughout and is offered in superb condition. Just move in to this beautiful home with no upward chain, off road parking for 2 cars and a short stroll into shefford town centre.

- *125 year lease from 1st September 2008
- 2 x Allocated parking spaces
- Offered with no upward chain
- Brand new combination boiler with 'Nest' heating controls
- Offered in superb condition throughout - 'Just move in'
- Stylish fully integrated kitchen with some new appliances

GROUND FLOOR

Entrance Hall

Enter via new composite front door covered by new storm canopy. Double glazed window to side. Stairs raising to first floor.

Landing

Doors into all rooms. Large storage cupboard. Velux window.

Open Plan: Lounge, Kitchen & Dining

5.58m x 4.05m (18' 4" x 13' 3")

Kitchen:
A range of wall and base units with roll edge work-surfaces over. Tiled splash-backs. Integrated appliances include new fridge freezer, dishwasher, washer/dryer and oven and hob. Stainless steel sink and drainer unit with mixer taps over.New combination boiler enclosed in cupboard. Velux window to side access. Karndean flooring.

Lounge/Dining
Double glazed window to side. 2 x Radiators. Karndean flooring. Sky point. Telephone point.

Bedroom 1

4.37m x 2.87m (14' 4" x 9' 5")

Double glazed window to side. Radiator. Loft hatch. Telephone point.

Bedroom 2

3.39m x 2.9m (11' 1" x 9' 6")

Double glazed window to side. Radiator. Loft access. Built in double wardrobe.

Bathroom

Re-fitted suite comprising panel enclosed bath with shower over and glass side screen.. LLWC. Pedestal wash hand basin. Tiled splash-backs. Heated towel rail. Mosaic style vinyl flooring. Extractor Fan.

Parking

2 x allocated parking spaces.

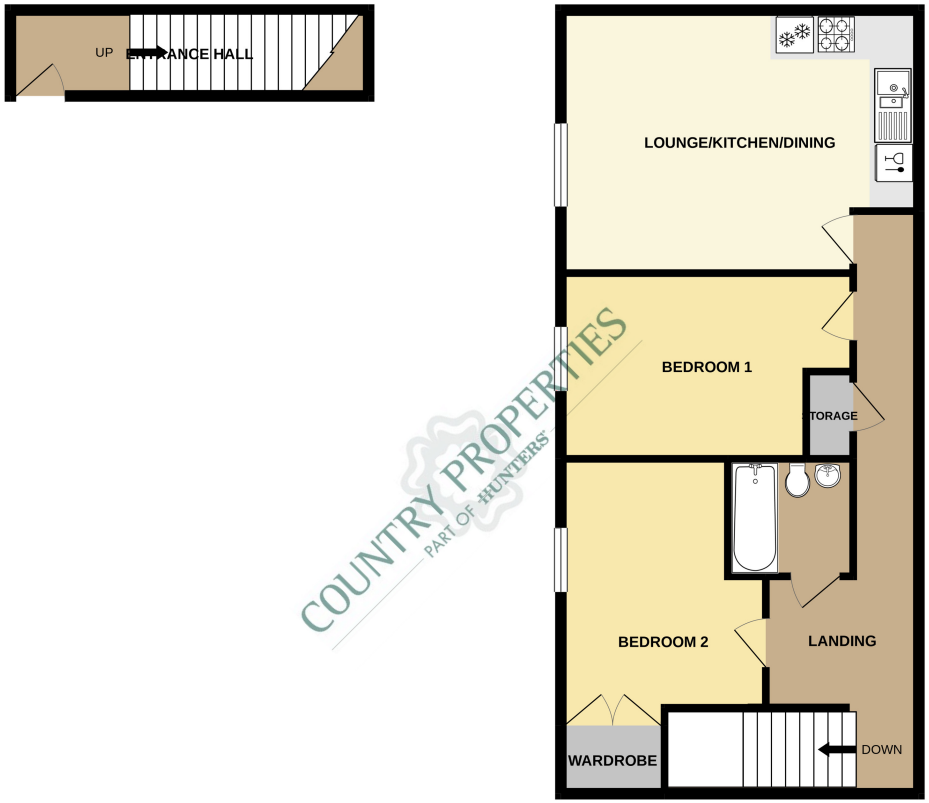
Agents Note

The owner informs us that the* lease is for 125 years which commenced on 1st September 2008. Ground rent at £300 per annum and a monthly service charge of £27. We would advise any buyer to check these details with their legal representative prior to exchanging contracts.

General information.
New composite front door
Brand new combination boiler with 'Nest' controls
Custom made blinds (to remain)
Re-fitted bathroom
New flooring throughout
Integrated appliance with new fridge freezer
New external porch canopy

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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