



Whiston Crescent, Clifton, Shefford, Bedfordshire. SG17 5HY





## 3 Bedroom Semi-Detached House Offers in Excess of £355,000 Freehold

**\*\* OPEN HOUSE 14TH SEPTEMBER 2024\*\*** This large three-bedroom semi-detached house, boasting two reception rooms, holds significant potential for improvement, making it an ideal project for those seeking a personalised touch. The property features a spacious front garden that enhances its curb appeal, while the equally generous rear garden provides ample outdoor space for future expansions. With a layout that includes two receptions, the house offers versatile living spaces that can cater to different family needs or entertainment preferences. While the property needs updating, this presents a unique opportunity to modernise for modern family living

- No upper chain
- Three bedroom family home
- Semi detached
- Endless potential
- Double glazing throughout
- Gas central heating
- Village location
- Exceptional size rear garden
- EPC rating D. Council tax band C



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

Along a pathway through a gate into a large front garden mainly laid to lawn, side entrance. Enter main door into hallway.

**Hallway:**

Door into dining room. Radiator and carpet as fitted. Understairs storage.

**Dining Room:**

Abt. 12' 8" x 10' 10" (3.86m x 3.30m) Upvc double glazed sliding doors into lounge and kitchen. Sliding double doors out to garden. Fireplace with gas fire. Wall lights. Carpets are fitted.

**Lounge:**

Abt. 13' 7" x 13' 3" (4.14m x 4.04m) Upvc double glazed window to front. Radiator. Paneled wood wall with York stone fire place with gas fire. Carpet as fitted.

**Kitchen:**

Abt. 13' 4" x 5' 11" (4.06m x 1.80m) Upvc double glazed window to rear. Selection of base and wall units. Tiled splashback. Single stainless steel sink with drainer with mixer taps. Vinyl flooring. Boiler. Space for cooker.

**Utiliy Room:**

Abt. 7' 7" x 7' 6" (2.31m x 2.29m) Obscure window to front. Brick built storage. Single pane obscure window to rear. Low level WC. Door out to rear garden.

**WC:**

Single glazed frosted window. Low level WC. Handrail.

**First Floor:****Bedroom One:**

Abt. 13' 3" x 10' 7" (4.04m x 3.23m) Upvc double glazed window to front. Radiator. Carpet as fitted. Fireplace.

**Bedroom Two:**

Abt. 13' 3" x 9' 0" (4.04m x 2.74m) Upvc double glazed window to rear. Built in cupboard. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 11' 4" x 7' 7" (3.45m x 2.31m) Upvc double glazed window to front. Radiator. Carpet as fitted.

**Bathroom:**

Double glazed frosted window to rear. Converted walk in wet room with electric shower, hand rail and shower curtain. Partially tiled walls. Low level WC. Spotlights. Vanity sink unit and hot and cold taps. Radiator.

**Outside:**

**Gardens:**

Patio area with pathway, mainly laid to lawn. Shed. Side access.

Front is mainly laid to lawn, pathway. Overlooking a small communal area.

**Additional Information:**

**Agents Note:**

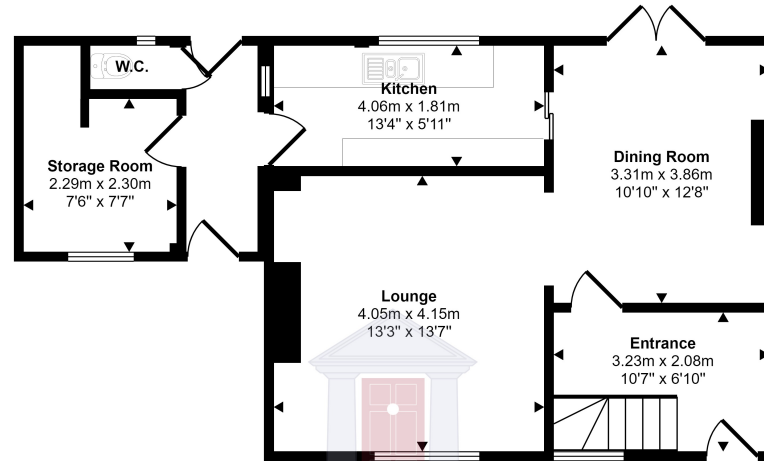
Draft details yet to be approved by the vendor and may be subject to change.



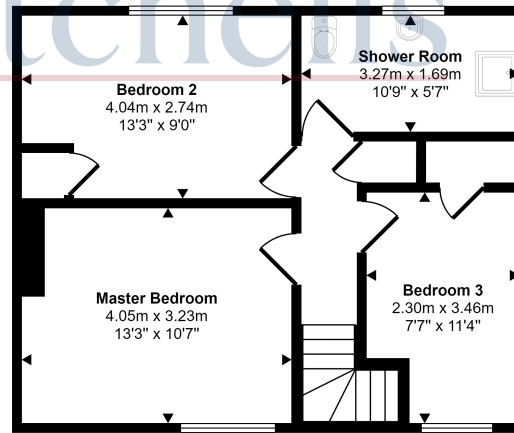


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Approx Gross Internal Area  
103 sq m / 1109 sq ft



Ground Floor  
Approx 58 sq m / 619 sq ft



First Floor  
Approx 45 sq m / 489 sq ft

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.