



**80, Ivel Road**  
Shefford,  
Bedfordshire, SG17 5LB  
Offers in Excess of **£250,000**

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properties

This well presented two bedroom cluster home in the popular market town of Shefford is offered with no upward chain. An ideal first time buy or investment purchase with an approximate rental income of £1,100 pcm.

- Two bedroom 'Freehold' cluster home
- Open plan living with lounge and kitchen area
- Master bedroom with fitted wardrobes and recessed storage
- Allocated off road parking for 1 car
- No upward chain
- A short walk to the heart of Shefford and its amenities

## GROUND FLOOR

### Entrance Hall

Wood effect flooring. Radiator. Doors into cloakroom and kitchen area.

### Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashback and ceramic tiled flooring. Radiator. Wall mounted combination boiler.

### Living & Kitchen Area

17' 3" x 16' 9" (5.26m x 5.11m) Overall Measurement.

### Kitchen Area

A range of wall and base units with rolled edge worksurfaces and upstands. Stainless steel one & half bowl sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Fitted electric oven and 4-ring gas hob with stainless steel extractor hood over. Open plan to living area.

### Living Area

Double glazed windows to front and side. Stairs rising to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Radiator.



## FIRST FLOOR

### Landing

Storage cupboard with hanging rail and shelving. Radiator. Doors to all rooms.

### Bedroom 1

11' 2" x 8' 0" (3.40m x 2.44m) Double glazed window to front. Fitted wardrobe with mirrored sliding doors. Access to loft space. Radiator.

### Bedroom 2

9' 10" (max) x 8' 6" (max) (3.00m x 2.59m) Double glazed window to front. Radiator.

### Bathroom

Three piece suite comprising 'p' shaped panel enclosed bath with mains shower and curved glass side screen, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls and ceramic tiled flooring. Radiator.

## OUTSIDE

### Front Garden

Enclosed by wrought iron railings, slate border with paved footpath to front door. External light.

### Parking

Allocated off road parking (third space from left) for one car in parking area, accessed off Bridge View.

### AGENT NOTE:

The owners advise they pay approximately £282.00 per annum, payable to Premier Estates for the upkeep of the communal areas including the bin and bike stores.

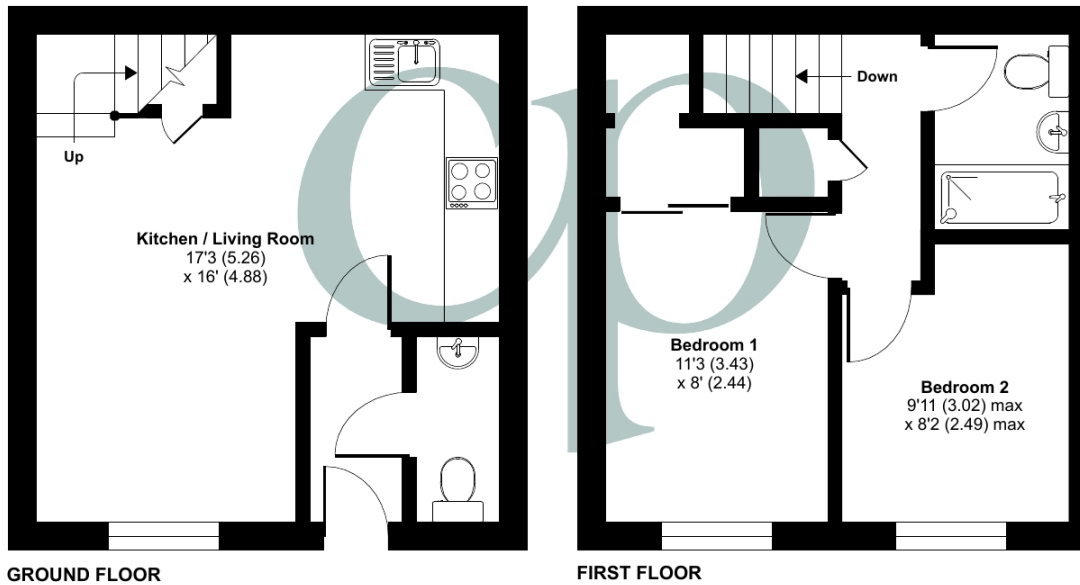
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.



Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Country Properties. REF: 1206076

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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