



Newis Crescent, Clifton, Shefford, Bedfordshire. SG17 5HU







## 3 Bedroom End of Terrace House

### Guide Price £325,000 Freehold

**\*\* CHAIN FREE \*\*** This three-bedroom end-of-terrace home in Clifton is brand-new to the market. Located in a well-liked village area, this three-bedroom property has a wealth of potential and would make a fantastic first-time purchase or investment opportunity alike.

- Three bedrooms
- CHAIN FREE
- Popular village location
- Garage with power and electric
- Potential to extend (STP)
- Low maintenance rear garden
- Open plan living/dining area
- Good investment opportunity
- Extended driveway
- EPC rating C. Council tax band C

## **Ground Floor:**

### **Entrance Hallway:**

Carpeted with cloakroom to the side and stairs leading to top floor to the front. Entrance into:

### **Lounge/Dining Room:**

Abt. 23' 9" x 12' 9" (7.24m x 3.89m) Fully carpeted, dual aspect with electric fireplace in front of a brick feature wall. Radiator. Fitted curtains. Room for six seater dining table. Under stairs storage.

### **Kitchen:**

Abt. 9' 2" x 7' 4" (2.79m x 2.24m) Fitted cabinets and worktops. Plumbing for integrated goods including washing machine and oven/hob. Stainless steel sink wash basin. Door to rear garden. Lino flooring.

## **First Floor:**

### **Principal Bedroom:**

Abt. 11' 6" x 9' 4" (3.51m x 2.84m) Space for free standing wardrobes. Radiator. Fitted curtains. Carpet as fitted.

### **Bedroom Two:**

Abt. 9' 8" x 10' 6" (2.95m x 3.20m) Free standing storage.

Radiator. Fitted curtains. Carpet as fitted.

### **Bedroom Three:**

Abt. 7' 8" x 6' 0" (2.34m x 1.83m) Fitted cupboard storage. Carpeted and fitted curtains.

### **Family Bathroom:**

Wood effect flooring. Suite comprising walk-in rainfall shower with glass splash back door, wash hand basin and low level flush WC. Tiled walls. Extractor fan.

## **Outside:**

### **Front Garden:**

Paved driveway surrounding the front and rear. Extended driveway with side access, separated by fencing.

### **Rear Garden:**

Paved low maintenance rear garden with garage that has power and electric.

## **Additional Information:**

### **About the Area:**

Clifton's charm and appeal are rooted in its blend of rural tranquility and vibrant community spirit. Nestled in the heart of Bedfordshire, this village offers residents and



visitors alike a chance to experience serene landscapes, lush green spaces, and a close-knit community atmosphere. With its quaint cottages, local shops, and welcoming pubs, Clifton embodies the quintessential English village experience. The area is indeed a great choice for commuters, thanks to its excellent transport connections. With the nearby village of Arlesey providing a train station, residents can enjoy convenient access to London in approximately 40 minutes. This efficient travel time makes it easy for professionals to reach their workplaces in the city whilst enjoying the benefits of suburban living. Additionally, the surrounding

road network further enhances accessibility, catering to those who prefer to drive. Overall, the combination of reliable transport options and a pleasant residential environment makes this area an appealing option for many commuters.

**Agents Note:**

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







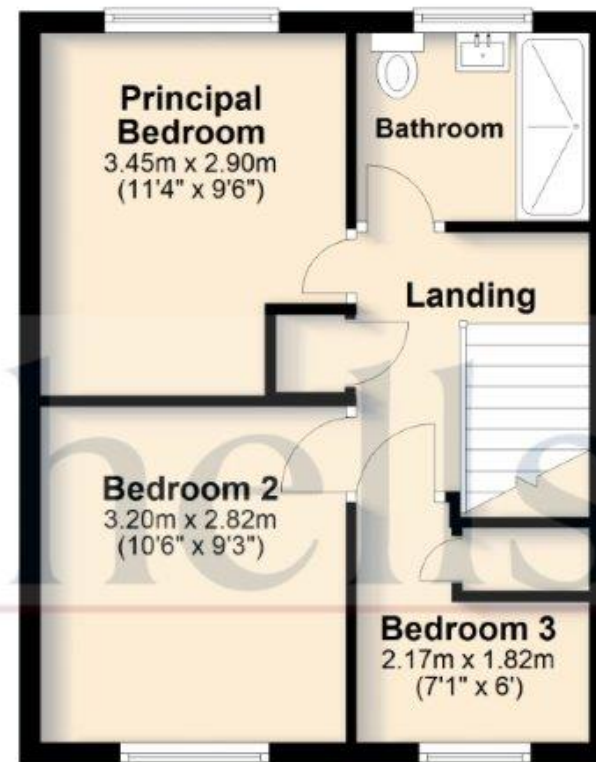
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## Ground Floor



## 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.