



# 47, Shepherds Place

Shefford,  
Bedfordshire, SG17 5BF  
Offers in excess of £200,000

country  
properties

This well presented ground floor maisonette accessed via your own private entrance offers spacious open plan living with a shared rear garden and allocated parking space, ideally located close to the High Street shops and amenities.

- Built to a high standard by Lodge Park Homes in 2019
- Fully integrated kitchen area
- Generous double bedroom and large bathroom
- Shared lawned rear garden
- NHBC warranty still remaining
- Centrally located close to the High Street with a variety of shops, pubs and restaurants
- Ideal first time buy or investment purchase with approximate rental income of £1,050 pcm

## GROUND FLOOR

### Entrance Hall

Wood effect flooring. Storage cupboard. Radiator. Doors into all rooms.

### Kitchen/Living/Dining Room

19' 10" (max) x 13' 4" (max) (6.05m x 4.06m) Overall Measurement

### Living/Dining Area

Double glazed window to front. Wood effect flooring. Radiator. Opening to:

### Kitchen Area

A range of wall and base units with complementary worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Integrated dishwasher and washing machine. Integrated fridge/freezer. Fitted oven and electric hob with glass splashback and stainless steel extractor hood over. Cupboard housing wall mounted gas boiler. Wood effect flooring. Double glazed window to rear. Door to large under stairs storage cupboard (5'9" x 3'10").



## Bedroom

17' 4" x 15' 9" (max) (5.28m x 4.80m)  
Spacious room with two double glazed windows to front. Radiator.

## Bathroom

Three piece suite comprising panel enclosed bath, low level wc with concealed cistern and wall mounted wash hand basin. Chrome heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Laid to shrubs with central pathway to front door. External light.

### Rear Garden

Shared fully enclosed lawned rear garden.

### Parking

Block paved allocated parking plus visitors parking.

## AGENT NOTE:

The vendor informs us this is a leasehold property built in 2019 with a 250 year lease.

\*\* Service charge of £1,000 per annum

\*\* Ground rent of £200 per annum.

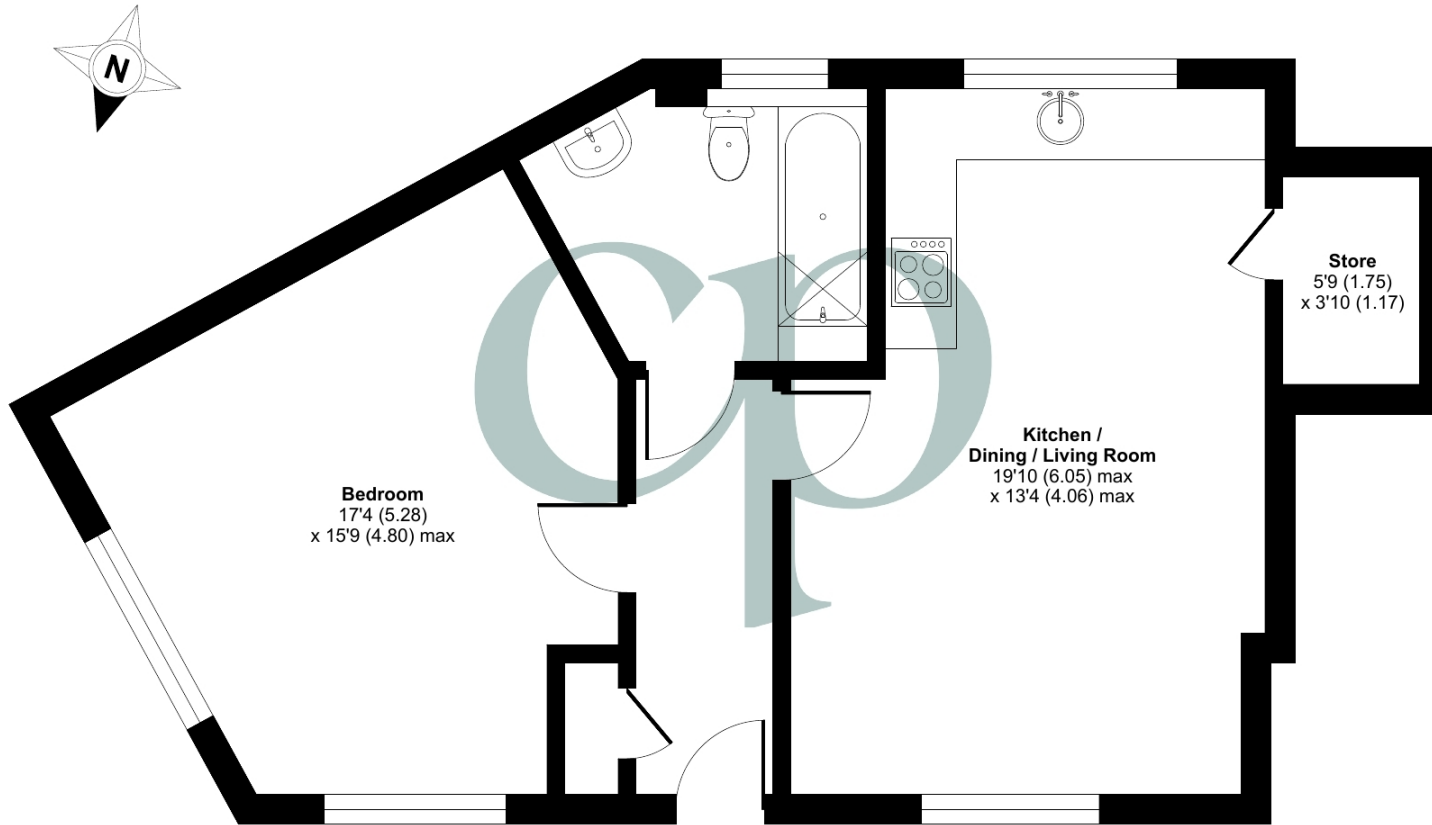
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	90
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1091105

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

## Viewing by appointment only

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