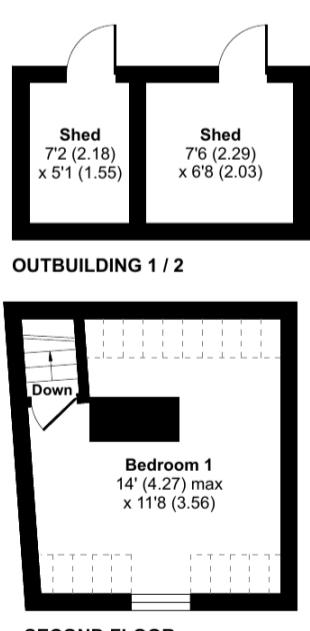
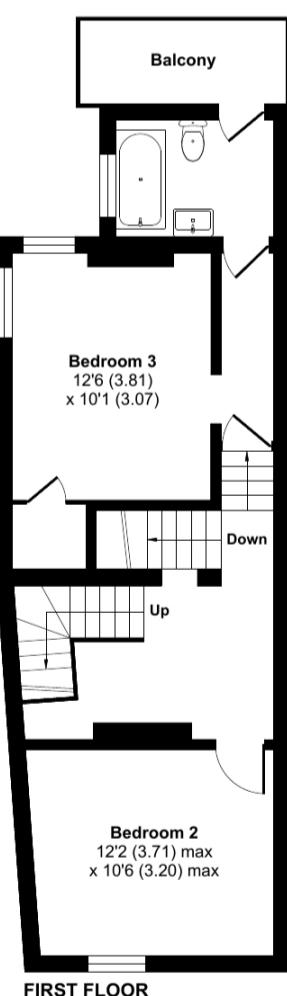
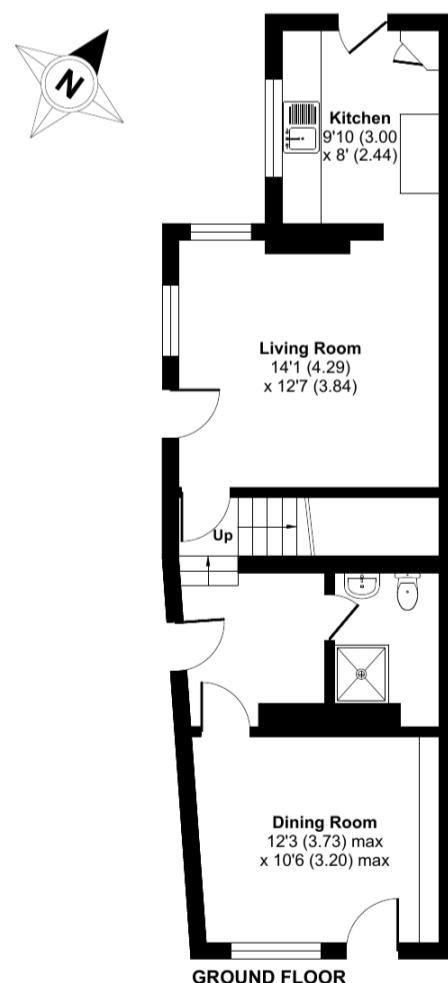




£367,500
16, High Street, Shefford, Bedfordshire, SG17 5DG

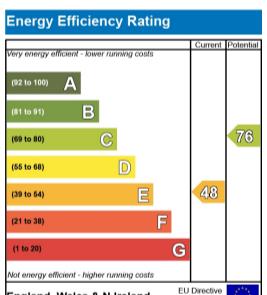
The Old Jewellers



Approximate Area = 1197 sq ft / 111.2 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Outbuildings = 90 sq ft / 8.4 sq m
Total = 1326 sq ft / 123.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicher.com 2022.
Produced for Country Properties. REF: 833420

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
— PART OF HUNTERS —

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'The Old Jewellers' is a three bedroom Grade II listed property oozing with character and charm, situated just off The High Street in Shefford. This hidden gem offers 1,100 sqft of versatile accommodation and has a sunny private enclosed garden to the rear.

- Three double bedrooms
- Grade II Listed - Beautifully presented throughout
- Two reception rooms - both with open fireplaces
- Ground floor shower room and first floor bathroom
- Balcony to the rear overlooking the garden
- Private enclosed mature garden to rear with brick outbuilding

GROUND FLOOR

Entrance

Via wooden reception door into:

Dining Room

12' 3" (max) x 10' 6" (max) (3.73m x 3.20m)
Window to front with secondary acoustic glazing. Radiator. Bespoke fitted cabinets. Door with step up to:

Inner Lobby

Stairs rising to first floor accommodation. Radiator. Quarry tiled flooring. Step down into dining room. Doors into shower room and living room. Side door provides access to the passageway.

Shower Room

White suite comprising shower cubicle, low level flush wc and pedestal mounted wash hand basin. Radiator. Extractor. Quarry tiled flooring.

Living Room

14' 1" x 12' 7" (4.29m x 3.84m) Open fireplace with wooden surround and granite hearth. Dual aspect with multi pane windows with acoustic secondary glazing to rear and side. Radiator. Doors into kitchen and side access.

Kitchen

9' 10" x 8' 0" (3.00m x 2.44m) A range of wall and base units with wooden worksurfaces and tiled splashbacks. Inset ceramic sink and drainer unit. Integrated electric oven & hob with extractor hood over. Pantry cupboard with shelving. Wall mounted gas boiler enclosed in cupboard. Tiled flooring. Door to rear garden.



FIRST FLOOR

Landing

Stairs rising to second floor accommodation. Feature fireplace with reading nook. Two radiators. Window to side with secondary acoustic glazing. Step up to:

Bedroom 2

12' 2" (max) x 10' 6" (max) (3.71m x 3.20m)
Window to front with secondary acoustic glazing. Radiator. Window onto landing. Exposed beam. Inner lobby to bathroom.

Bedroom 3

12' 6" x 10' 1" (3.81m x 3.07m) Windows to side and rear with secondary acoustic glazing. Large fitted wardrobe. Radiator.

Bathroom

Suite comprising free standing roll top bath, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and ceramic tiled flooring. Radiator. Obscure glazed window to side. Door leading onto the balcony with views over the rear garden.

SECOND FLOOR

Bedroom 1

14' 0" (max) x 11' 8" (4.27m x 3.56m) Restricted head height. Glazed window to front with acoustic secondary glazing. Radiator.

OUTSIDE

Front

Door with passageway providing gated access to the rear garden. Passageway provides pedestrian access for both Sheridan's and Satchell's estate agents.

Rear Garden

Courtyard area with mature shrubs and gated access to the front via passageway. Arbour leads to the main garden which is laid mainly to lawn with paved patio and mature trees and shrubs. Two brick outbuildings providing storage.

Parking

There is no allocated parking with the property, the current owners advise they park in the council carpark to the rear accessed via Duck Lane, there are also parking bays available on the High Street - time restrictions may apply.

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

