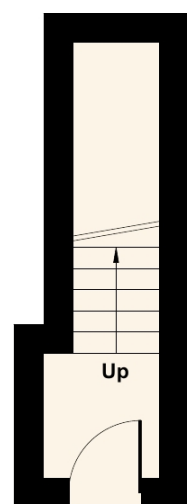
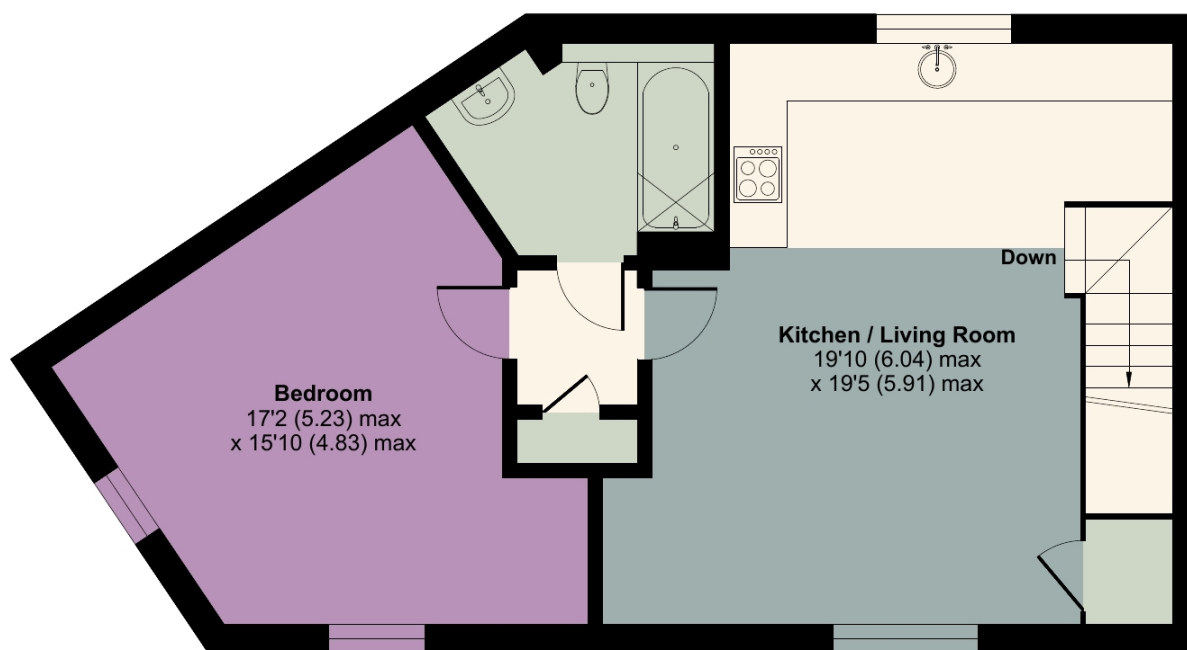




Approximate Area = 688 sq ft / 63.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(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 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1409276



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

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

country
properties

This stylish one bedroom maisonette is immaculately presented with great kerb appeal ! The property benefits from its own entrance, one allocated parking space and access to a communal garden. Conveniently located just a short stroll from the heart of Shefford with it's many amenities.

- Beautifully presented throughout – just move in !
- NHBC 10 year builders guarantee from 2018
- Stylish modern open plan kitchen/ living/ dining room
- Built by highly regarded builder 'Lodge Park'
- Ideal investment with approx, rental figure of £1,250 pcm
- Access to a communal garden with lockable bin storage, bike/storage shed's
- Allocated parking space x 1 car and visitors spaces available

Ground Floor

Entrance Hall

Entrance door. Radiator. Storage cupboard. Stairs rising to first floor.

Kitchen/Living Room

19' 10" x 9' 5" (6.05m x 2.87m) Fitted with a range of base and eye level units with complementary work surfaces over, one and a half stainless steel sink/drainer unit with mixer tap. Integrated appliances including oven, electric hob with stainless steel extractor over. Integrated washing machine, integrated fridge freezer. Wall mounted cupboard housing boiler. Dual aspect double glazed windows to front and rear. Radiator. LVT wood effect flooring. Access to loft space.

Inner Lobby

Airing/storage cupboard. LVT wood effect flooring. Doors leading to Kitchen/Living room, Bedroom & Bathroom.

Bedroom 1

17' 2" x 15' 10" (5.23m x 4.83m) Dual aspect double glazed windows to front and side. Radiator.



Bathroom

Three piece suite comprising panel enclosed bath with mixer tap, wall mounted shower with glass shower screen.. Pedestal wash hand basin, low level WC with enclosed cistern. Tiled flooring. Part tiled walls. Heated towel rail. Obscure double glazed window to rear.

Outside

Parking

Allocated parking space x 1 car.

Communal Garden

Good sized communal garden area. Two large lockable storage sheds & bin store.

Agents Note

NHBC 10 year Builders Warranty from 2018

We understand this is a leasehold property of 250 years commencing from 7th November 2018

The owner advises there is a Service Charge of: £114 pcm and the Ground Rent is £200 per annum

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

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

