



Kingfisher Road, Shefford, Bedfordshire. SG17 5YQ

| Satchells



3 Bedroom Terraced House

£375,000 Freehold

A brilliant sized three bedroom property, set within walking distance of Shefford's bustling High Street. With a generous rear garden, parking and garage we suggest viewing quickly!

- Close proximity to amenities
- Three bedrooms
- Ensuite
- Garage
- Beautiful condition
- Private parking
- Conservatory
- Ideal location
- EPC rating C. Council tax band D

Ground Floor

Entrance:

Via double glazed front door.

Hallway:

Includes a separate cloakroom with low level WC, wash hand basin, laminate flooring.

Kitchen:

Abt. 9' 2" x 7' 9" (2.79m x 2.36m) Double glazed window to front aspect, range of fitted wall and base units, stainless steel sink & drainer, built-in oven, hob, extractor fan, plumbing for washing machine, laminate flooring.

Lounge:

Abt. 14' 1" x 12' 8" (4.29m x 3.86m) Double glazed window to rear aspect, storage cupboard, carpet flooring, radiator. French doors leads into:

Conservatory:

Abt. 12' 7" x 11' 7" (3.84m x 3.53m) Cladded roof for all year round use - installed in 2023. Double glazed windows and door to rear aspect, carpet flooring, radiator.

First Floor

Bedroom Two:

Abt. 10' 3" x 8' 1" (3.12m x 2.46m) Double glazed window to front aspect, built-in wardrobes, carpet flooring, radiator.

Bedroom Three:

Abt. 10' 0" x 8' 0" (3.05m x 2.44m) Double glazed window to rear aspect, carpet flooring, radiator.

Bathroom:

Double glazed frosted window to rear aspect, three piece suite comprising low level WC, wash hand basin, panelled bath, tiled wall & flooring, radiator.

Second Floor

Bedroom One:

Abt. 15' 5" x 11' 0" (4.70m x 3.35m) Double glazed window to front aspect, built-in wardrobes, fitted carpets, radiator. Air conditioning installed in 2025. Access to:

Ensuite:

Double glazed frosted window to rear aspect, low level WC, wash hand basin, shower cubicle, tiled walls, wooden flooring, radiator.

Outside

Rear Garden:

Low maintenance throughout, patio/decking area, rear access leading to:

Parking:

Garage and parking space.

Additional Information

About the Area:

The market town of Shefford has everything you need for day-to-day living including a Morrisons supermarket, Co-op convenience store, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.

Agents Note:

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

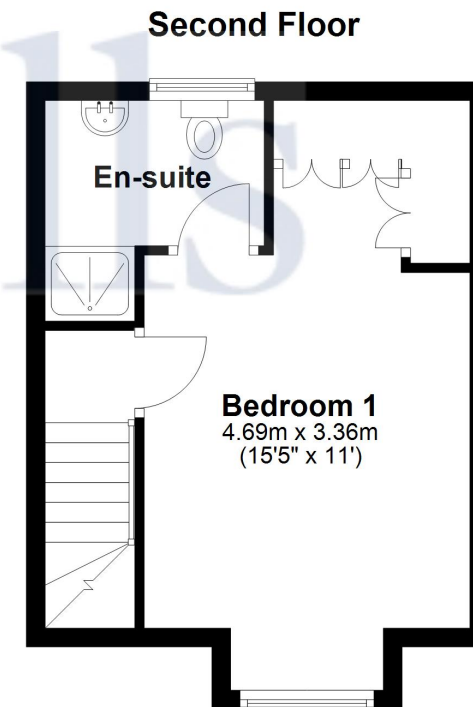
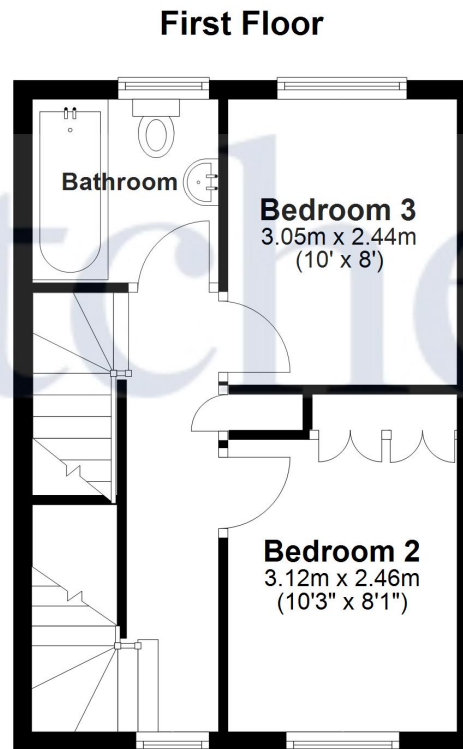
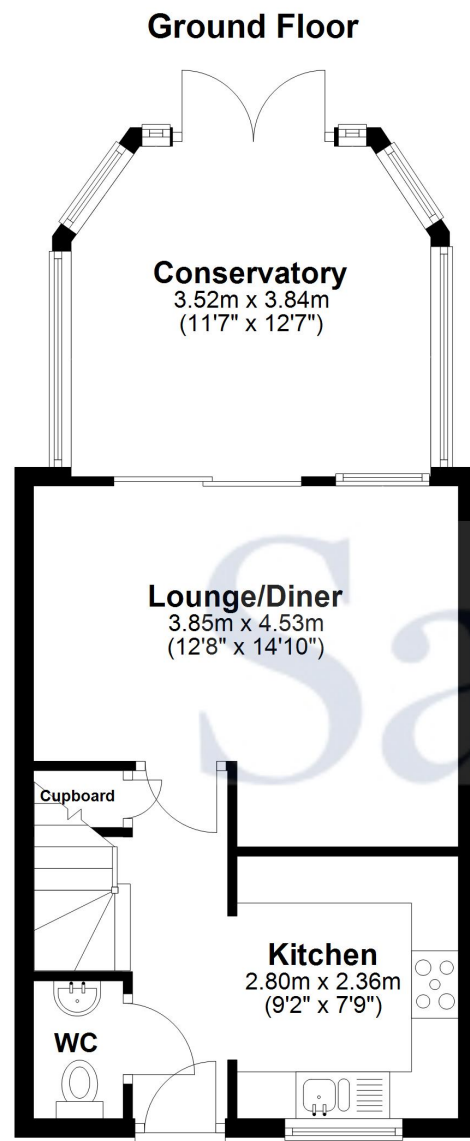
Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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For illustrative 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.