

GROUND FLOOR

1ST FLOOR

CLIFTON ROAD - SHEFFORD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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104
Clifton Road SHEFFORD
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Quick reference 2728631

£215,000



Ground Floor

Lounge/Diner

18' x 13' 1" (5.49m x 3.99m) Leaded light double glazed window to front aspect. Feature open fireplace with exposed chimney breast. Wood effect flooring. Door into kitchen. Built in cupboard and shelving into chimney breast recess. Radiator.

Kitchen

13' x 10' 11" (3.96m x 3.33m) Fitted with a range of wall and base units with solid oak worksurfaces over. Tiled splashbacks. Ceramic one and a half bowl sink unit with mixer tap over. Space for fridge/freezer. Space and plumbing for washing machine. Space for range cooker. Wood effect flooring. Double glazed leaded light window to rear aspect. Upvc double glazed door to rear garden. Wall mounted combination boiler. Door into bathroom.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower over, low level WC and pedestal wash hand basin. Heated towel rail. Wood effect flooring. Part tiled walls.

Outside

Rear Garden

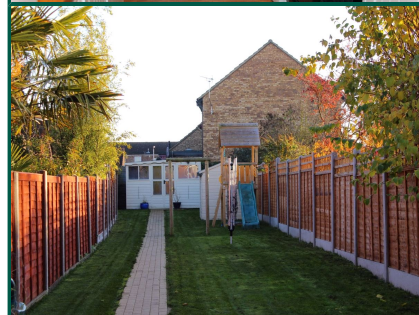
Large patio area. Laid mainly to lawn with central paved pathway leading to summer house/office. Power points. Water tap. Service light.

Summer House/Office

15' 3" x 10' 10" (4.65m x 3.30m) Double glazed windows to front and side aspects. Power and light. Four wall lights. Telephone points. Mains category 5 internet.

A three bedroom character home refurbished to provide modern living yet retaining character features throughout.

- * Lounge/Diner with feature open fireplace with exposed brick chimney breast
- * Stylish re-fitted kitchen with solid oak worksurfaces and door onto rear garden
- * 15ft summer house/office, fully insulated with power and light and internet access
- * Well presented throughout, just move in
- * Large rear garden, in excess of 100 feet!
- * Viewing is essential to be fully appreciated



First Floor

Landing

Latch doors into all bedrooms.

Bedroom 1

13' 1" x 9' 9" (3.99m x 2.97m) Leaded light double glazed window to front aspect. Radiator.

Bedroom 2

12' 5" x 9' (3.78m x 2.74m) Leaded light double glazed window to rear aspect. Radiator.

Bedroom 3

7' 9" x 7' 4" (2.36m x 2.24m) Skylight. Radiator.

Please note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.