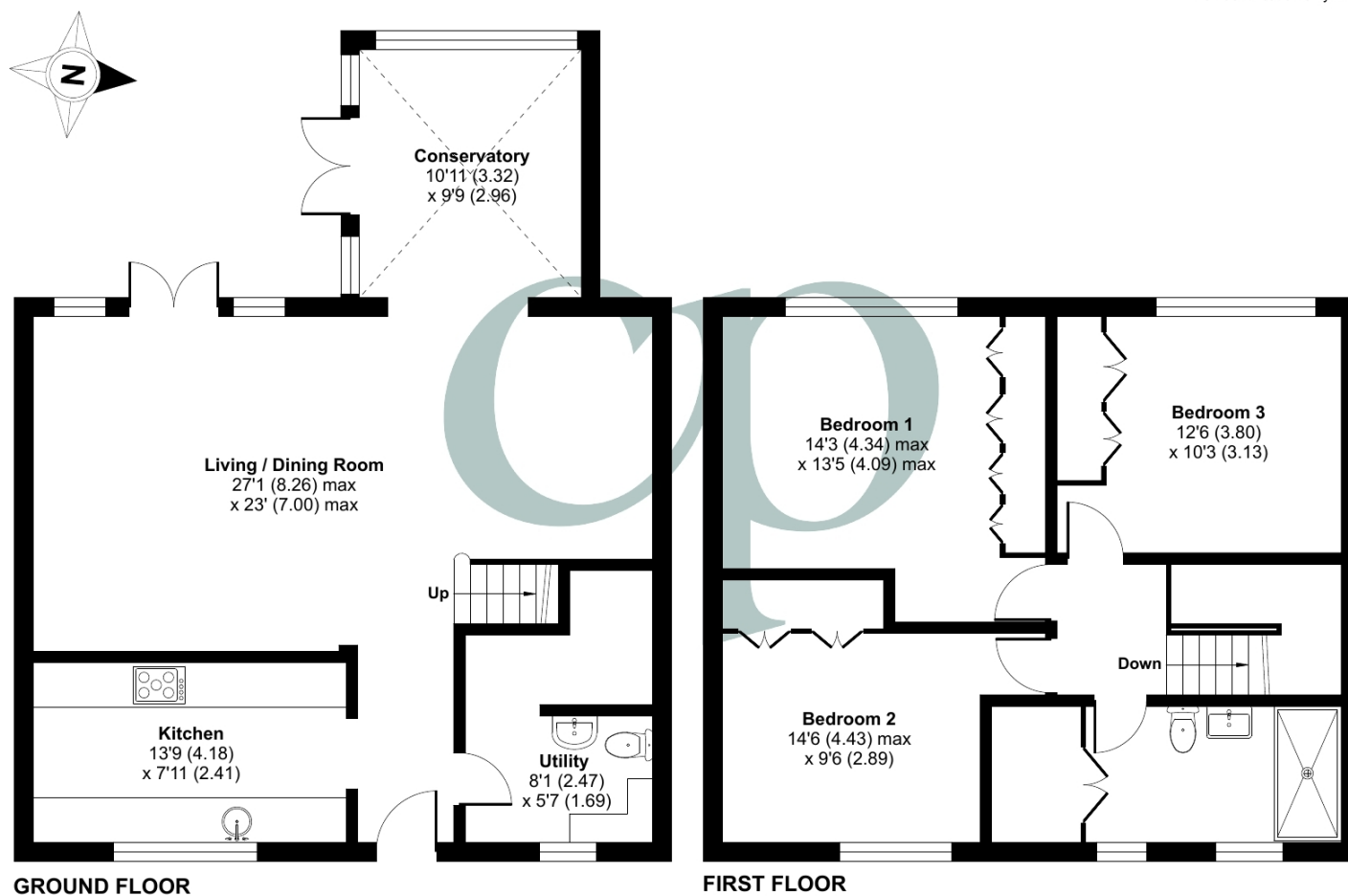




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properties

34, Hoover Place
Chicksands, Shefford,
Bedfordshire, SG17 5TH
£365,000

Approximate Area = 1364 sq ft / 126.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1268760

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: shefford@country-properties.co.uk
www.country-properties.co.uk

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This well presented three double bedroom end of terrace home has allocated parking for two cars and access to communal grassland area's. Located on the popular 'Chicksand's' development the property is just A Short stroll to local highly regarded schooling and amenities.

- CHAIN FREE !
- Downstairs cloakroom and useful utility room
- Three double bedrooms all with built in wardrobes
- Re fitted family bathroom by TNM Signature Interiors
- Rental value approx £1,550 pcm
- A short drive to Arlesey station for direct rail link into London

Ground Floor

Entrance Hall

Doors into cloakroom/utility/dining room and kitchen. Radiator.

Utility/WC

8' 1" x 5' 7" (2.46m x 1.70m) Space and plumbing for washing machine and tumble dryer. Tiled flooring. Suite comprising low level flush and wc, pedestal wash hand basin with tiled splashback. Under stair storage cupboard. Double glazed window to front.

Kitchen/Breakfast Room

13' 9" x 7' 11" (4.19m x 2.41m) A range of wood effect wall and base units with complementary worksurfaces and upstands. Inset one and a half bowl ceramic sink with drainer and swan neck mixer tap over. Range cooker with electric hob and concealed extractor over. Integrated washing machine. Integrated dishwasher. Integrated full height fridge and freezer. Radiator. Double glazed window to front.

Living/Dining Room

27' 1" x 23' 0" (8.26m x 7.01m) French doors opening onto rear garden. Two radiators. Stairs rising to first floor with under stairs storage cupboard. Opening into Conservatory.

Conservatory

10' 11" x 9' 9" (3.33m x 2.97m) Built on a brick base with double glazed windows and French doors opening onto rear garden



First Floor

Landing

Access to boarded loft space fitted with ladder, Light and gas boiler. Wooden flooring. Doors to all rooms

Bedroom 1

14' 3" x 13' 5" (4.34m x 4.09m) Double glazed window to rear. Built in wardrobe. Radiator. Wooden flooring.

Bedroom 2

14' 6" x 9' 6" (4.42m x 2.90m) Double glazed window to rear. Built in wardrobe. Radiator. Wooden flooring.

Bedroom 3

12' 6" x 10' 3" (3.81m x 3.12m) Double glazed window to front. Built-in wardrobe. Radiator. Wooden flooring.

Bathroom

Recently re-fitted 3 piece suite comprising double shower cubicle with rainfall shower, wash hand basin with vanity under. Fully tiled walls. Heated towel rail. Two obscure double glazed windows to front.

Outside

Front Garden

Mainly laid to lawn with central footpath to front door.

Rear Garden

Mainly laid to lawn with paved patio area and gated access to communal grassland. External light.

Parking

Off road parking for two cars.

Agents Note

We understand that the owner pays approximated £70.50 per month, payable to 'Preim' for the maintenance of the communal areas. We confirm any buyer to confirm this information with their egal 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

