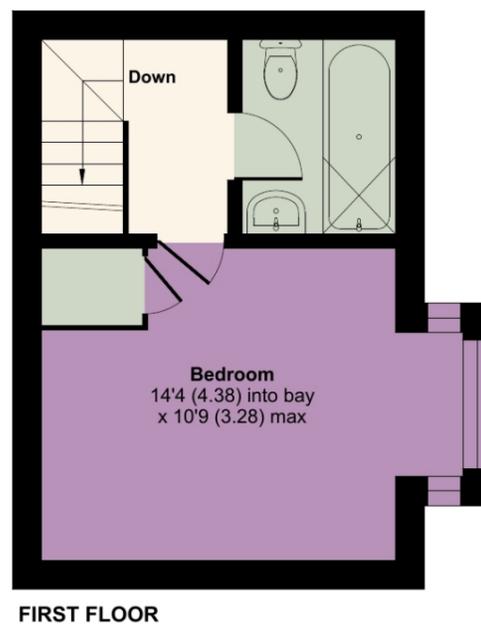
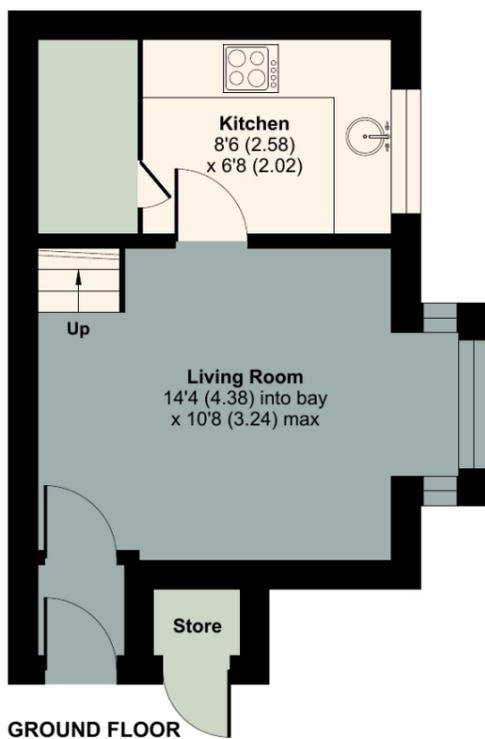




Approximate Area = 460 sq ft / 42.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1420155



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

Beautifully modernised in 2022, this one-bedroom cluster home is offered with no upward chain and is ready to move straight into. An ideal first step onto the property ladder or investment opportunity with potential rental income of approximately £1,100 pcm.

- ****NO UPWARD CHAIN****
- Well presented throughout - Just Move In !
- Kitchen & Bathroom both refitted in 2022
- New Windows fitted in 2022
- New Boiler Fitted 2022
- Allocated off road parking for 1 car

Ground floor

Entrance Hall

Door into living room.

Living Room

14' 4" x 10' 8" (4.37m x 3.25m)

Stairs raising to first floor.

Radiator. Leaded light double glazed walk in bay window to front.

Kitchen

8' 6" x 6' 8" (2.59m x 2.03m) A range of wall & base units with composite work surfaces over & upstands. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built in electric oven & gas hob with glass splashback & stainless steel extractor hood over. Space for fridge freezer. Space & plumbing for washing machine. Wall mounted gas boiler (newly installed in 2022 with full service history). Double glazed leaded light window to front. Understairs storage cupboard. Ceramic tiled flooring. Radiator.



First Floor

Landing

Loft access with ladder and light to fully boarded loft. Door into bedroom & bathroom.

Bedroom

14' 4" x 10' 9" (4.37m x 3.28m)

Double glazed leaded light walk in bay window to front. Radiator. Storage cupboard.

Bathroom

Suite comprising panel enclosed bath with main shower over & glass side screen. Vanity wash hand basin. Tiled splashbacks. Extractor fan. Chrome heated towel rail. Ceramic tiled flooring. Obscure double glazed leaded light.

Outside

Parking

Allocated parking space (numbered 55).

Front Garden

Laid mainly to lawn.

Agents Note

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

