



Broad Street, Clifton, Shefford, Bedfordshire. SG17 5RL

| Satchells



## 3 Bedroom End of Terrace House Offers in Excess of £300,000 Freehold

Unexpectedly back to market! Three-bedroom end of terrace property with garage and off-street parking. This property sits on a popular road in the village of Clifton with good access links for schooling and commuting. In need of modernisation this property would be a great first time purchase or buy to let investment.

- Three bedroom end of terrace
- Chain free
- Garage and driveway
- Large garden with outbuildings
- In need of modernising
- Four piece bathroom suite
- 27ft kitchen/diner area
- Potential to extend (STP)
- EPC rating E. Council tax band D



**Ground Floor:****Kitchen/Diner:**

Abt. 26' 9" x 8' 6" (8.15m x 2.59m) Dual aspect. Range of fitted worktops. Wooden flooring throughout. Access to lounge.

**Lounge:**

Abt. 13' 7" x 11' 6" (4.14m x 3.51m) Gas fireplace with brick structure and solid wood mantelpiece. Heaters. TV point. Carpeted.

**Dining Room:**

Abt. 9' 8" x 6' 3" (2.95m x 1.91m) Stairs leading to first floor. Electric heater. Shelving. Tiled flooring.

**Sitting Room:**

Abt. 13' 5" x 7' 7" (4.09m x 2.31m) Wood burner. Shelving. Access to kitchen and dining room. Door to rear garden.

**First Floor:****Principal Bedroom:**

Abt. 12' 5" x 9' 9" (3.78m x 2.97m) Fireplace with exposed brick feature. Free standing storage. Wooden floorboards.

**Bedroom Two:**

Abt. 9' 9" x 8' 3" (2.97m x 2.51m) Dual aspect. Fitted cupboard storage. Loft access. Wooden floorboards.

**Bedroom Three:**

Abt. 9' 7" x 7' 7" (2.92m x 2.31m) Free standing storage. TV point. Wooden floorboards.

**Family Bathroom:**

Suite comprising fitted shower cubicle, low level flush WC and sink wash basin. Tiled walls and floor.

**Outside:****Rear Garden:**

Mainly laid to lawn with a mixture of vegetable patches and fruit trees. Outbuildings to rear. Side access to front. Roller door to garage.

**Front Garden:**

Hedgerow and fence surrounding the front. Paved driveway. Front access to garage.

**Additional Information:****Agents Note:**

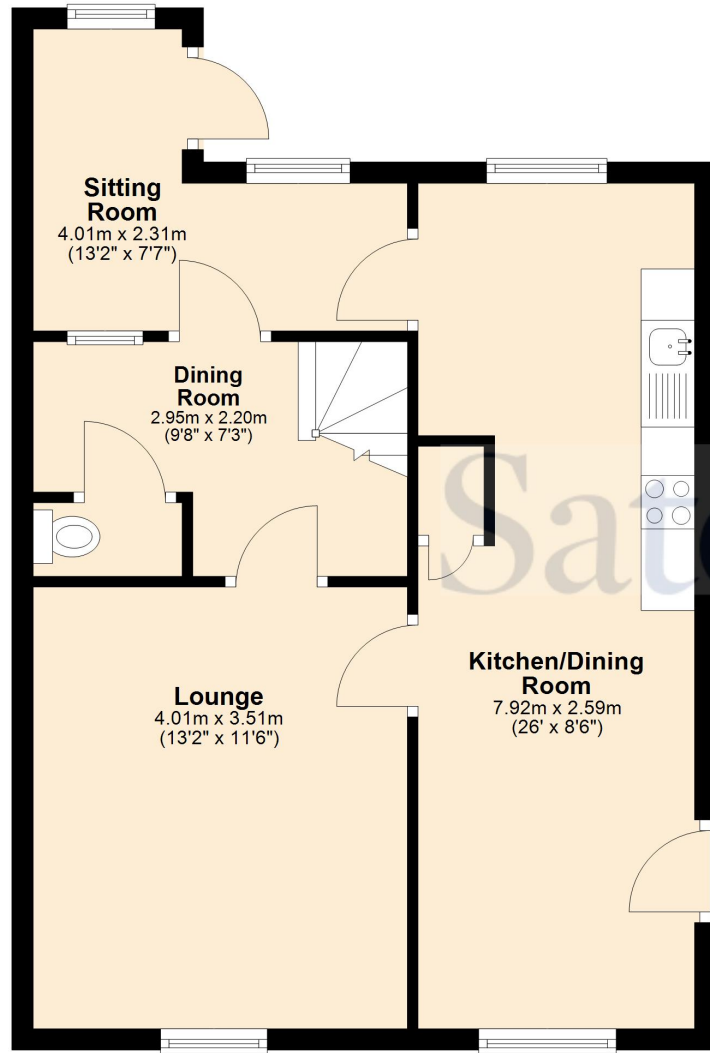
Draft details yet to be approved by the vendor and may be subject to change.



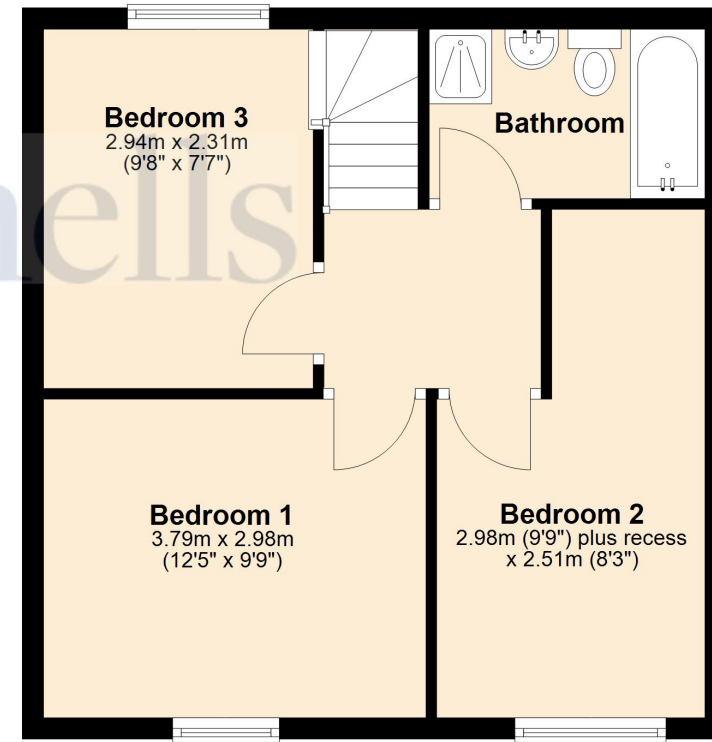
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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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## Ground Floor



## First Floor



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.