



Newis Crescent, Clifton, Shefford, Bedfordshire. SG17 5HT





## 3 Bedroom Semi-Detached House Offers in Excess of £325,000 Freehold

Satchells are delighted to bring to the market this beautiful three-bedroom semi-detached property in the delightful village of Clifton. This property comes with a garage, driveway with ample parking and is close to local amenities and highly rated schooling and would be the perfect purchase this summer, Plus it's CHAIN FREE! Guide Price £340,000-£345,000

- Three bedrooms
- CHAIN FREE
- South-westerly facing garden
- Popular village location
- Driveway with ample parking
- Single garage
- Potential to extend (STPP)
- open plan kitchen/Dining Room
- Fitted wardrobes to all of the bedrooms
- Council tax - C EPC Rating - C

## General Description

### Living Room:

Abt. 14' 1" x 10' 7" (4.29m x 3.23m) Carpet flooring. Dual aspect windows. Fitted blinds and curtain poles. Gas fireplace.

### Kitchen/Dining Room:

Abt. 14' 9" x 11' 8" (4.50m x 3.56m) LVT flooring to kitchen. Fitted worktops and appliances. Cupboard storage under stairs. Back door to garden. Fitted blinds.

## First Floor

### Master Bedroom:

Abt. 12' 0" x 11' 1" (3.66m x 3.38m) Carpet flooring. Fitted wardrobes and furniture. Radiator. Fitted curtain pole.

### Bedroom Two:

Abt. 12' 4" x 10' 7" (3.76m x 3.23m) Carpet flooring. Radiator. Fitted wardrobe.

### Bedroom Three:

Abt. 8' 5" x 6' 2" (2.57m x 1.88m) Carpet flooring. Fitted Wardrobe. Radiator. Fitted curtain pole.

### Family Bathroom:

Tiled flooring. Heated towel rail. Fitted shower. Sink basin. Low level flush wc.

## Outside

### Rear Garden:

Single garage. Mainly laid to lawn. Side access to Driveway.

**Front Garden:**

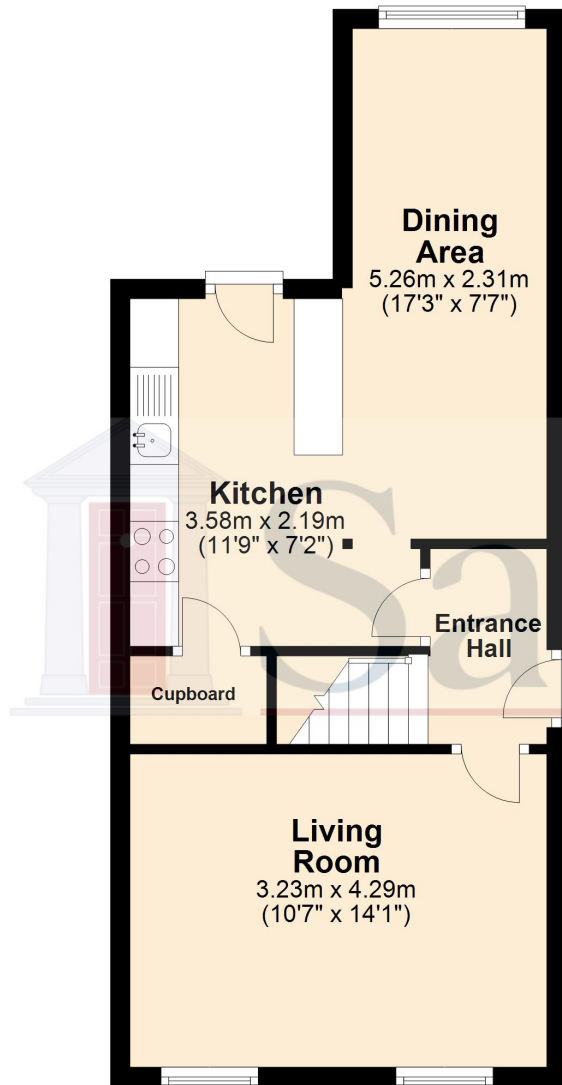
Flowers and shrubs to the front. Driveway  
and front door to side.



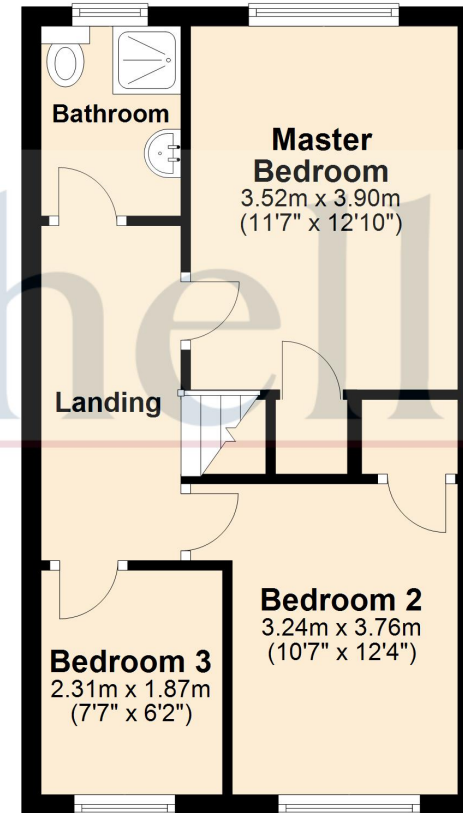


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

## 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.