



32, Maple Drive

Shefford,
Bedfordshire, SG17 5BQ
£250,000

COUNTRY PROPERTIES
PART OF HUNTERS

This end of terrace home with a westerly facing rear garden is well presented throughout and boasts two great size bedrooms.

- A great investment property with approx. £850pcm
- Large entrance hall
- Two double bedrooms
- Re-fitted stylish bathroom completed in 2019
- Parking spaces in front of the property for all residents
- Westerly facing rear garden with large timber shed to remain

GROUND FLOOR

Entrance Hall

8' 11" x 6' 5" (2.72m x 1.96m)

Wood effect flooring. Radiator enclosed in decorative cover. Door to lounge. Opening to kitchen.

Kitchen

10' 8" x 7' 10" (3.25m x 2.39m) A range of wall and base units with roll-edge work-surfaces and tiled splash-backs. Inset stainless steel sink and drainer unit. Space for washing machine and dishwasher. Space for oven. Space for fridge/freezer. Wood effect flooring. Radiator. Wall mounted gas boiler. Double glazed part frosted window to front.

Lounge

14' 7" x 14' 2" (4.45m x 4.32m) Double window and French doors opening onto the rear garden. Radiator. Stairs rising to first floor accommodation with understairs storage cupboard. Wood effect flooring.



First Floor

Landing

Airing cupboard housing hot water tank. Doors to both bedrooms and bathroom.

Bedroom 1

12' 6" x 11' 7" (3.81m x 3.53m)
Double glazed window to rear.
Built in wardrobe. Radiator. Hatch to loft space.

Bedroom 2

11' 6" x 8' 6" (3.51m x 2.59m)
Double glazed window to front.
Radiator.

Bathroom

Re-fitted suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc with concealed cistern and wash hand basin with cupboard under. Fully tiled walls and ceramic tiled flooring. Extractor fan. Double glazed frosted window to front.

Outside

Front Garden

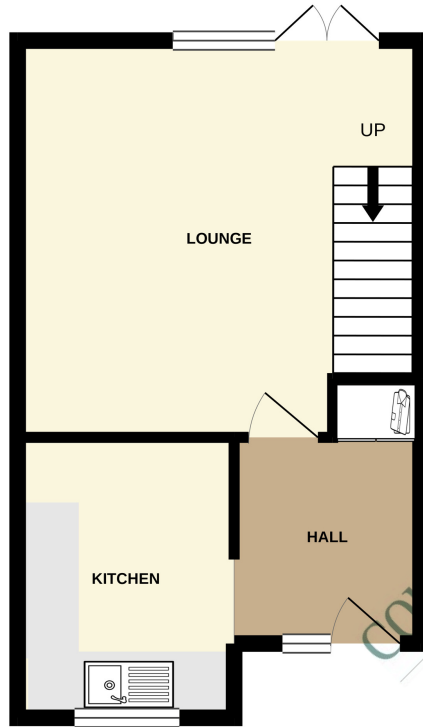
Laid to lawn with shingled area and footpath to front door.

Rear Garden

Westerly facing garden enclosed by timber fencing with gated access to rear. Laid mainly to lawn with paved patio area. Timber shed to remain.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(55 to 68)	D		69
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing by appointment only

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