



Approximate Area = 859 sq ft / 79.8 sq m  
 Limited Use Area(s) = 7 sq ft / 0.7 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 1007 sq ft / 93.6 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	65	86

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1248829

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](http://www.country-properties.co.uk)

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Siutated in the heart of Shefford Town Centre nestles this beautifully presented two double bedroom character home. The property offers a balanced blend of both character and modern features with a garage and off road parking.

- Beautifully presented - a credit to the current owners !
- Two double bedrooms
- Occupying a private gated location accessed via the High Street
- Ingelnook fireplace with Wood Burning Stove
- Single garage and off road parking
- Potential to adapt the current layout under permitted development CB/10/01484/LDCP
- Potential to adapt the current layout to create a third bedroom under permitted development
- A short stroll to local amenities , bus links and highly regarded schooling and countryside/river walks

Ground Floor

Enter Via

Wooden multi-pane door to entrance hall.

Entrance Hall

16' 5" x 6' 0" (5.00m x 1.83m) Stairs rising to first floor accommodation with under stairs storage cupboard. Storage cupboard housing wall mounted gas boiler. Radiator. Doors to lounge and kitchen.

Kitchen/Dining Room

16' 4" x 8' 2" (4.98m x 2.49m) Fitted with a range of base and eye level units with granite worksurfaces and upstands. Butler sink with mixer tap over. Electric oven with stainless steel four ring gas hob and extractor over. Integrated washing machine. Space for fridge/freezer. Ceramic tiled flooring. Radiator. Window to front.

Living Room

16' 4" x 11' 4" (4.98m x 3.45m) Window to front. Radiator. Inglenook fireplace with wood burning stove, brick surround, tiled hearth and wooden mantle over. Exposed beams. Feature wood panelling.



First Floor

Landing

Velux window to rear. Doors to both bedrooms and bathroom. Hatch to loft space.

Bedroom One

16' 10" x 11' 5" (5.13m x 3.48m) Window to front. Velux window to rear. Radiator.

Bedroom Two

16' 5" x 8' 2" (5.00m x 2.49m) Velux window to rear. Radiator.

Bathroom

Four piece re-fitted suite comprising wc, wash hand basin with vanity unit and panel enclosed bath. Separate shower with rainfall shower. Heated towel rail. Fully tiled. Velux window to front.

Outside

Garden

Enclosed by brick wall with patio area leading to front door. Laid to lawn with flower and shrub borders. Separate shingle area. Double power socket.

Garage

Wooden double doors. Power and light. Off road parking space to front.

Agents Note

The owner advises the property is set within the conservation area.

There is shared responsibility for the septic tank that is not connected to the mains sewer, as well as shared responsibility to the communal access gates. We advise any potential purchaser to confirm the full details with their legal representative.

The owners also advises that there is scope to adapt the current layout to create a third bedroom, or convert the garage and eaves into additional accomodation - see Central Beds ref CB/10/01484/LDCP

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

