



**4, Victoria Road**  
Shefford,  
Bedfordshire, SG17 5AL  
£325,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



This three bedroom Victorian semi detached cottage with a private enclosed rear garden is located within a short stroll to high street shops, amenities and highly regarded schooling.

- Retaining many period features
- Potential to extend or adapt the current layout - subject to any necessary consents
- Kitchen with french doors opening onto the rear garden
- Living room with brick fireplace and inset wood burning stove
- Ground floor bathroom with 4-piece suite
- Brick outbuilding with potential to convert, subject to planning, to an office/gym

## GROUND FLOOR

### Entrance Porch

Double glazed window to side. Multi pane door into:

### Living/Dining Room

22' 5" x 13' 11" (6.83m x 4.24m) Double glazed sash window to front. Feature brick fireplace with inset log burning stove. Two radiators. Stairs rising to first floor with understairs storage area.

Multi pane door into:

### Inner Lobby

Storage cupboard housing gas boiler. Doors into bathroom and kitchen.

### Kitchen

13' 11" (max) x 13' 3" (max) (4.24m x 4.04m) A range of wall and base units with wood effect worksurfaces and tiled splashbacks. Space for range cooker with stainless steel extractor hood over. Inset stainless steel sink with drainer and swan neck mixer tap over. Space for under counter fridge. Space and plumbing for dishwasher and washing machine. Radiator. Slate tiled flooring. Double glazed windows and french doors opening onto the rear garden.

### Bathroom

Four piece suite comprising panelled bath, corner shower cubicle, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and tiled flooring. Radiator.





## FIRST FLOOR

### Landing

Access to boarded loft space with light. Doors into all bedrooms.

### Bedroom 1

13' 11" x 11' 0" (4.24m x 3.35m) Double glazed sash window to front. Radiator.

### Bedroom 2

10' 11" (max) x 9' 1" (max) (3.33m x 2.77m) Double glazed sash window to rear. Radiator.

### Bedroom 3

9' 5" x 6' 11" (2.87m x 2.11m) Double glazed sash window to rear. Radiator. Built-in storage cupboard.

## OUTSIDE

### Front Garden

Low level brick wall to front with footpath to front door. Pathway to side providing gated access to the rear garden.

### Rear Garden

Fully enclosed and laid to lawn with paved patio area and shingled area with mature planting. Gate providing access to the front. Cold water tap. Garden shed to remain.

### Outbuilding

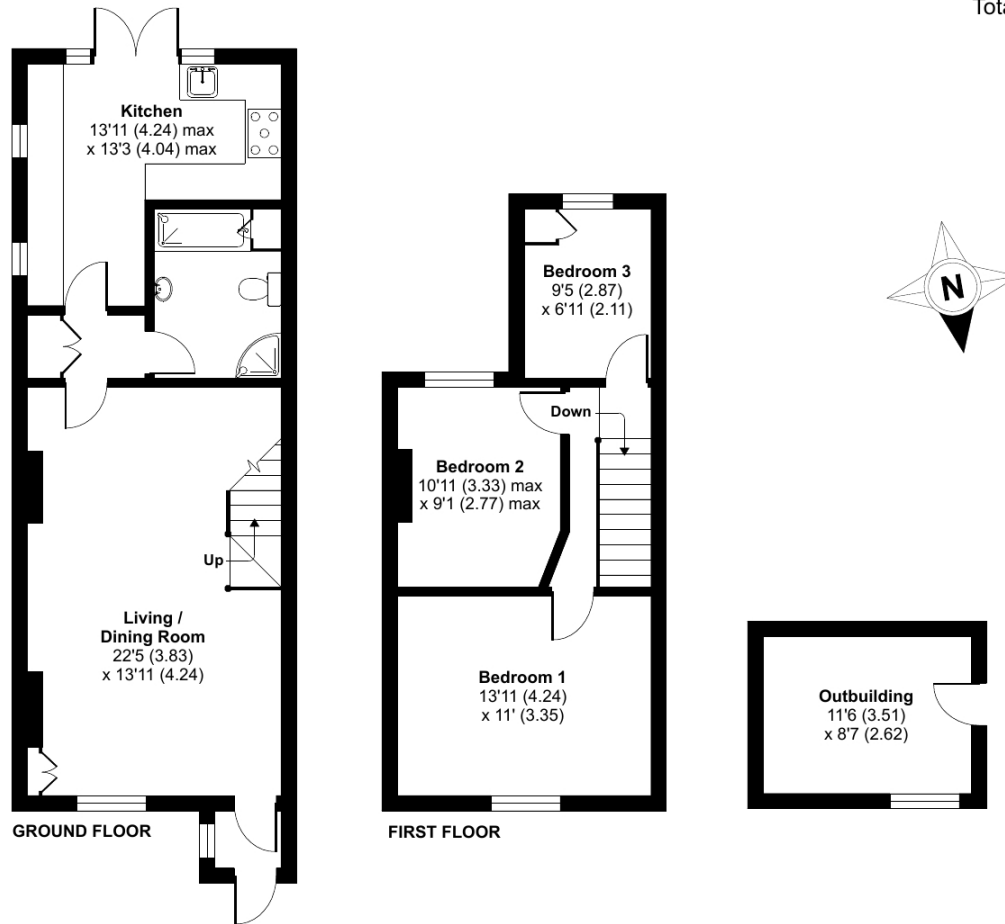
11' 6" x 8' 7" (3.51m x 2.62m) Brick outbuilding with window to front and power/light connected. Potential to convert to an office/gym, subject to any necessary approvals.

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



Approximate Area = 962 sq ft / 89.4 sq m  
 Outbuilding = 99 sq ft / 9.2 sq m  
 Total = 1061 sq ft / 98.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		61	84
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 965354



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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