



77, Greenway

Campton,
Bedfordshire, SG17 5BL
£335,000

COUNTRY PROPERTIES
PART OF HUNTERS

An exciting opportunity to make your mark on this three bedroom, mid terraced home, located on the highly desirable 'Greenway' in the popular village of Campton. The property has the potential to extend subject to any necessary planning permissions and is being sold with no upward chain.

- The property has the potential to extend/adapt the current layout subject to the necessary planning consents
- Two reception rooms
- Ground floor bathroom
- Ample off road parking
- Situated a short walk to The White Hart village pub with countryside walks on your doorstep
- Countrywide views to the front and rear of the property
- A short drive into Shefford for local amenities and highly regarded schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Doors into family/dining room and kitchen.

Kitchen

10' 7" x 9' 2" (3.23m x 2.79m) A range of wall and base units with complementary work-surfaces and tiled splash-backs. Stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Double glazed window to front.

Dining/Family Room

17' 1" x 10' 11" (5.21m x 3.33m) Storage cupboard. Radiator. Double doors into living room.

Living Room

20' 4" x 11' 10" (6.20m x 3.61m) Radiator. Double glazed window and double doors opening onto the rear garden.



Shower Room

Suite comprising shower cubicle, low level wc and vanity wash hand basin. Radiator. Obscure double glazed window to rear.

FIRST FLOOR

Landing

Double glazed window to rear. Doors into all bedrooms.

Bedroom 1

11' 1" x 8' 9" (3.38m x 2.67m)
Double glazed window to front. Radiator. Opening into dressing room.

Dressing Room

11' 0" x 8' 3" (3.35m x 2.51m)
Double glazed window to rear. Radiator.

Bedroom 2

13' 2" x 9' 2" (4.01m x 2.79m)
Double glazed window to front. Radiator.

Bedroom 3

10' 1" x 7' 8" (3.07m x 2.34m)
Double glazed window rear. Radiator.

OUTSIDE

Front Garden

Laid mainly to lawn with driveway providing off road parking. Pathway leading to gated access to the rear garden.

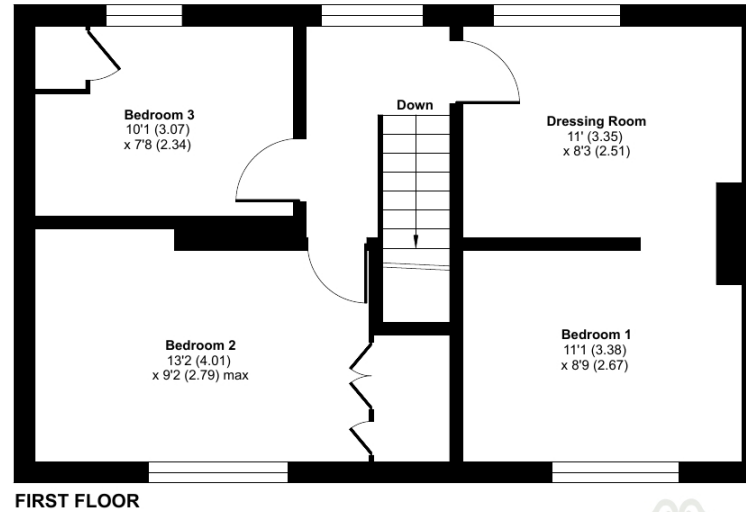
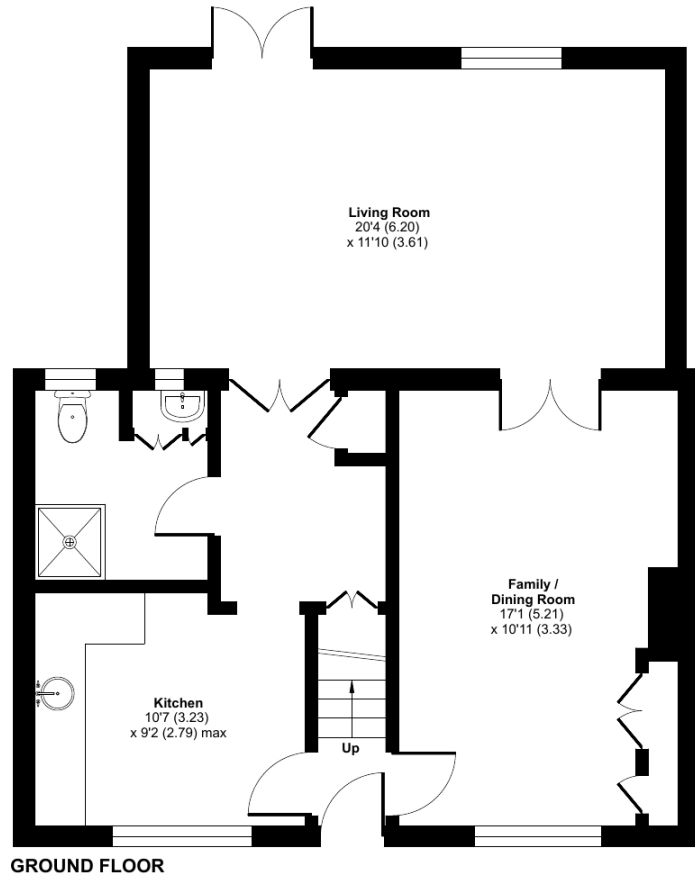
Rear Garden

A large garden over 100ft in length and backing onto open farmland. Laid mainly to lawn with paved patio area and a variety of trees and shrubs. Garden shed to remain.



Approximate Area = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	64
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
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: 1058609



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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