



15 Southfields Court, Southfields, Shefford, Bedfordshire. SG17 5SE | Satchells





## 2 Bedroom Semi-Detached House

### £320,000 Freehold

A well-presented two-bedroom semi-detached home with off road parking, ideal for first time buyers or anyone looking for an easy to run home.

- Semi-detached house
- Ample Parking
- Modern Kitchen
- Private Garden
- Conservatory
- Garage
- EPC rating D. Council tax band C
- Viewing Recommended

## **Ground Floor**

### **Entrance:**

Part glazed Upvc front door, laminate flooring, radiator and stairs rising to the first floor.

### **Lounge:**

Abt. 13' 2" x 9' 8" (4.01m x 2.95m) Double glazed window to the front aspect, radiator and a useful recessed under stairs storage area. Laminate flooring. Ceiling lights.

### **Kitchen:**

Abt. 6' 7" x 12' 5" (2.01m x 3.78m) Fitted with a range of base and eye level units with laminate worktops and a black matt inset sink with a spray mixer tap. Integrated oven and gas hob with extractor over, tiled splashbacks and a laminate floor. Space and plumbing for a washing machine, plus room for an upright fridge/freezer.

### **Conservatory:**

Abt. 8' 2" x 12' 9" (2.49m x 3.89m) Brick and upvc construction with a laminate floor and radiator. French doors open directly onto the rear garden.

## **First Floor**

### **Landing:**

Provides access to both bedrooms and the family bathroom. Carpet flooring. Ceiling light.

## **Bedroom One:**

Abt. 9' 8" x 9' 9" (2.95m x 2.97m) Double glazed window to front aspect, radiator, cupboard and access to loft space. Ceiling light. Laminate flooring.

## **Bedroom Two:**

Abt. 10' 3" x 6' 7" (3.12m x 2.01m) Double glazed window to side aspect. Radiator. Laminate flooring. Ceiling light.

## **Family Bathroom:**

Three piece suite comprising panelled bath with mixer tap and shower attachment. Low level WC and wash hand basin. Fully tiled walls, tiled flooring, heated towel rail, extractor fan and a double glazed frosted window to the rear aspect.

## **Outside Garage:**

Up and over door with power and light, plus a personal door leading into the rear garden.

## **Front Garden:**

Tarmac driveway providing ample off-road parking for up to four cars, with a pathway to the front door and a small gravelled area. Gated access to the rear garden.

## **Rear Garden:**

Good sized garden mainly laid with artificial grass and a decking area perfect for outdoor dining. Gated access to the front drive and access to the rear of the garage.



## **Additional Information About The Area:**

Shefford is a well regarded small market town in Central Bedfordshire, popular with buyers looking for a friendly community feel, everyday amenities and good access to surrounding towns and countryside. The High Street offers a mix of local shops and services along with cafés and pubs, and there are schools and leisure facilities close by.

For commuters, Shefford is well placed for road links via the A507 and A1(M), making Bedford, Hitchin and Letchworth all straightforward to reach, while rail services are available from nearby stations such as Arlesey and Biggleswade for journeys into London. The town is also a great base for outdoor types, with plenty of open countryside and attractive walks in and around the surrounding villages.

## **Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

## **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





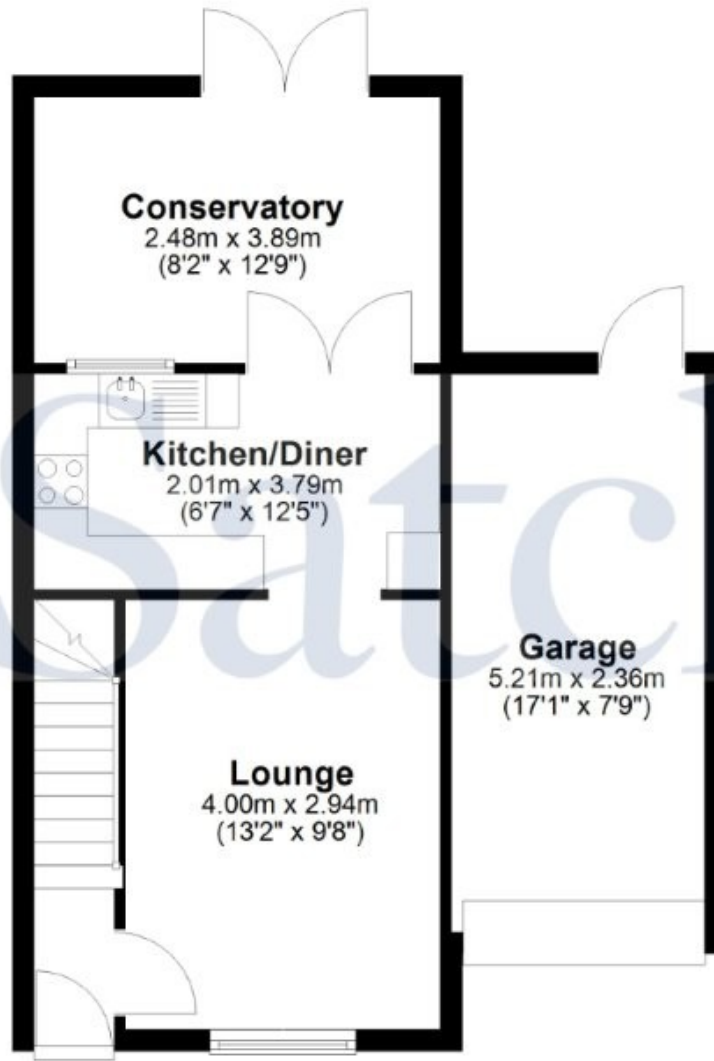


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

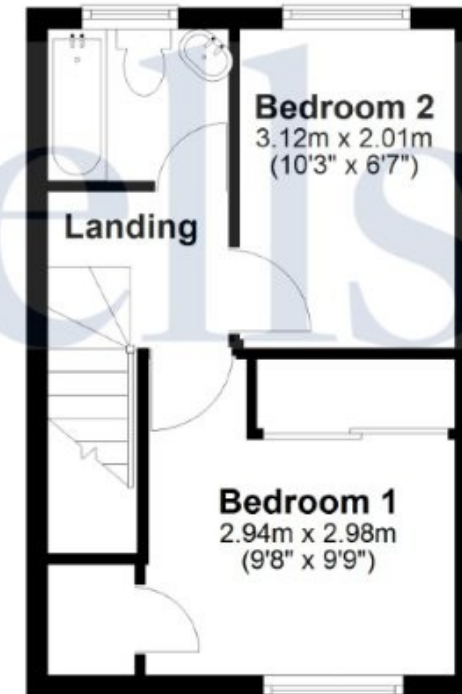
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## Ground Floor



## First Floor



For illustration 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.