



71b, Clifton Road

Shefford,
Bedfordshire, SG17 5AG
£289,000

country
properties

Converted in 2021 this 2 double bedroom coach house is situated in a quiet tucked away position, yet within a short stroll of High Street shops and local amenities - offered with no chain.

- Two double bedrooms
- Living room and separate kitchen/diner
- Feature brick walls and wood beams
- Ground floor cloakroom
- Off road parking for 1 car
- Nearby countryside walks
- Short walk to Shefford town centre offering a variety of shops, pubs and restaurants

GROUND FLOOR

Entrance

Solid door with glazed insert opening into:

Kitchen/Dining Room

15' 5" x 13' 1" (4.70m x 3.99m) A range of wall and base units with solid wood worksurfaces and upstands. Inset sink with swan neck mixer tap over. Fitted oven and electric hob with high gloss brick tiled splashback and stainless steel extractor hood over. Feature brick chimney breast. Wood effect flooring. Extractor. Radiator. Double glazed multi pane window to front. Door into:

Living Room

15' 5" x 15' 5" (4.70m x 4.70m) Stairs rising to first floor accommodation with understairs storage cupboard. Feature brick wall and ceiling beam. Double glazed multi pane window to front. Door into:



Cloakroom

Suite comprising low level flush wc with concealed cistern and vanity wash hand basin with tiled splashback. Radiator. Obscure double glazed window to rear.

FIRST FLOOR

Landing

Double glazed multi pane window to rear. Doors into all rooms.

Bedroom 1

15' 5" x 12' 11" (max) (4.70m x 3.94m)
Dual aspect with double glazed multi pane windows to front and rear. Radiator. Fitted wardrobes and storage. Feature ceiling beams. Radiator.

Bedroom 2

15' 6" (max) x 11' 0" (max) (4.72m x 3.35m)
Feature ceiling beams. Radiator. Double glazed multi pane window to front.

Bathroom

Three piece suite comprising panel enclosed bath with shower over and folding glass side screen, low level wc and vanity wash hand basin with cupboard under. Feature tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Parking

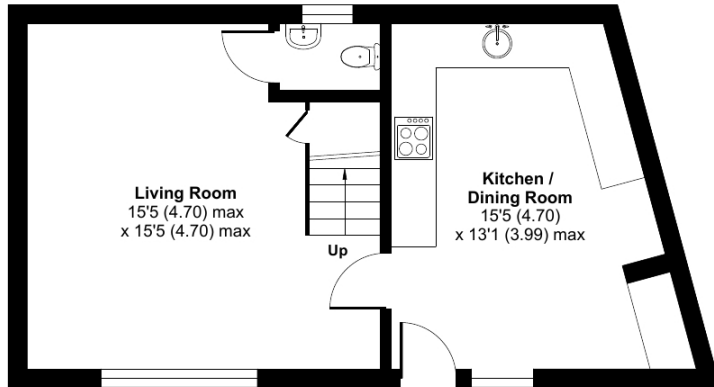
To the front of the property there is a block paved area providing off road parking for 1 car. External light.

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

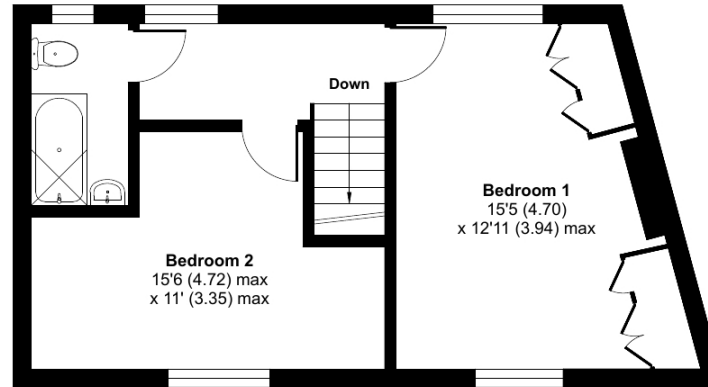


Approximate Area = 866 sq ft / 80.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	80	
(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 2024. Produced for Country Properties. REF: 1083164

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

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