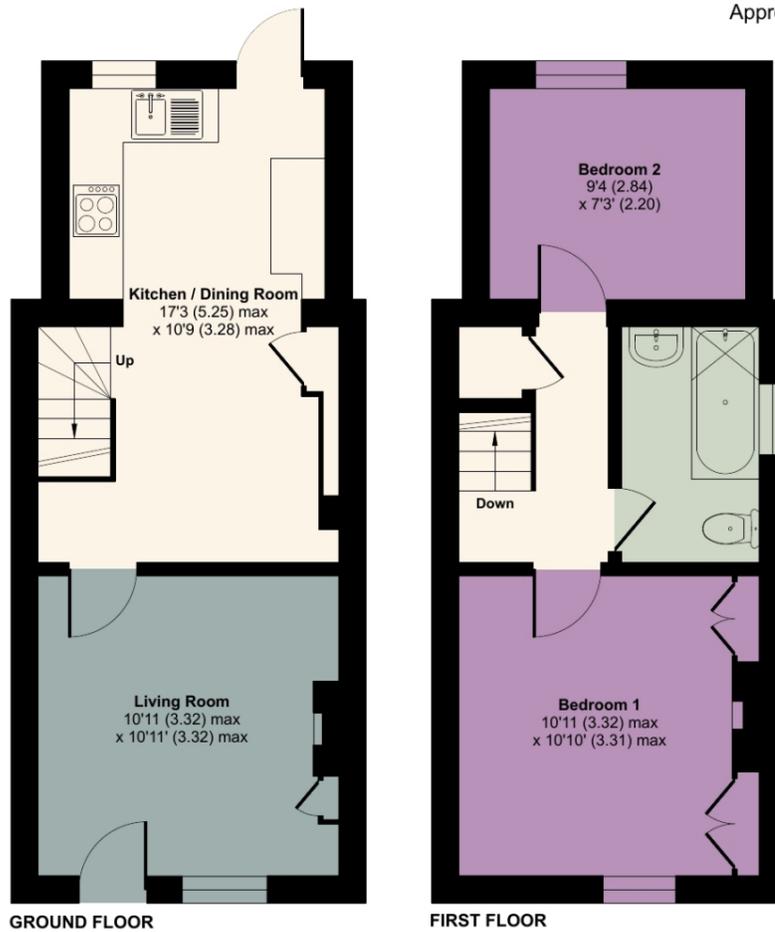




Approximate Area = 596 sq ft / 55.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1419855



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

Charming two-bedroom cottage, offered chain free and move-in ready. Features include a spacious kitchen/diner, upstairs bathroom, and a low-maintenance rear garden. A delightful home presented in excellent condition.

- ****OFFERED WITH NO UPWARD CHAIN****
- Situated in the highly desirable village of Shillington, with beautiful countryside walks directly accessible from the end of Church Street.
- Sought-after location on the Hertfordshire/Bedfordshire border with a short commute to nearby Hitchin
- 17ft Kitchen/Diner with integrated washing machine, slimline dishwasher, oven and hob
- Ideal first time buy or investment opportunity with a potential monthly income of approximately £1,250 pcm
- Well presented throughout - Just move in

Kitchen/Diner

17' 3" x 10' 9" (5.26m x 3.28m) Newly fitted kitchen with a range of wall & base units with roll edge worksurfaces over. Tiled splashbacks. Inset sink & drainer unit with swan neck mixer tap over. Built in electric oven & electric hob with extractor hood over. Wood effect flooring. Space for fridge freezer. Integrated washing machine. Integrated slimline dishwasher. Two radiators enclosed in decorative cover. Double glazed window to rear. Obscure fully glazed door leading to garden. Stairs leading to first floor.

First Floor

Landing

Access to loft space. Airing cupboard housing hot water tank. Doors leading to

Ground Floor

Living Room

10' 11" x 10' 11" (3.33m x 3.33m) Double glazed sash window to front. Radiator. Wood flooring. Victorian style fireplace with brick hearth and feature surround.



Bedroom 1

10' 11" x 10' 10" (3.33m x 3.30m) Double glazed sash window to front. Feature fireplace. Two built in storage cupboards.

Bedroom 2

9' 4" x 7' 3" (2.84m x 2.21m) Double glazed window to rear.

Bathroom

Suite comprising panel enclosed bath with main shower over & glass side screen. Pedestal wash hand basin, low level WC. Tiled splashbacks. Radiator. Obscure double glazed window to side. Wood effect flooring.

Outside

Front Garden

Brick retaining wall with paved pathway to front door.

Rear Garden

Laid to paving and shingle with gated access to neighbouring properties.

Agents Note

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

