



Shepherds Place, Shefford, Bedfordshire. SG17 5BF





## 2 Bedroom

**Guide Price £275,000**

Unwrap this early Christmas treat with us and step inside the most delightful two-bedroom first floor property close to Shefford town centre. This wonderful property was part of the 'Shepherds Mews' development and comes with its own garage, parking space and ensuite shower room. Book now to view!

- Two bedroom first floor property
- Garage & parking
- NHBC warranty remaining
- Open plan living
- Close to local amenities
- Popular location
- Great investment opportunity
- Potential to sell chain free
- Viewing highly recommended
- EPC rating B. Council tax band B

## **Ground Floor**

### **Entrance Hallway:**

Laid with solid wooden flooring and oak doors to all rooms.

Intercom system fitted. Radiator

### **Kitchen/Lounge/Dining Area:**

Abt. 18' 6" x 18' 3" (5.64m x 5.56m) A range of wall and base units with complementary worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted oven with gas hob and glass splashback with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine.

Dual aspect living and dining area with fitted roman blinds. Feature wall with mounted tv point, radiator and currently houses dining table seating six.

### **Principal Bedroom:**

Abt. 11' 0" x 10' 2" (3.35m x 3.10m) Dual aspect room laid to carpet with fitted roman blinds and matching curtains. Radiator. Entry to ensuite.

### **Ensuite To Principal Bedroom:**

Fully tiled flooring with design maintaining up wall. Walk in shower cubicle with sliding glass door and wall mounted electric shower. Low level flush WC. Wash hand basin. Heated towel rail.

### **Bedroom Two:**

Abt. 10' 0" x 6' 3" (3.05m x 1.91m) Fully carpeted. Currently housing single bed with space for a double. Free standing double wardrobe. Radiator

### **Family Bathroom:**

Fitted bathtub with shower attachment and splashback glass door. Tiled flooring. Low level flush WC, wash hand basin and heated towel rail.

### **Outside**

#### **Front Garden:**

Communal gardens. Paved area leads up to main door. Intercom system. Parking space with garage behind.

Annual charges:

service charge: £1,000

ground rent: £200

245 years left on lease

**Agents Note:**

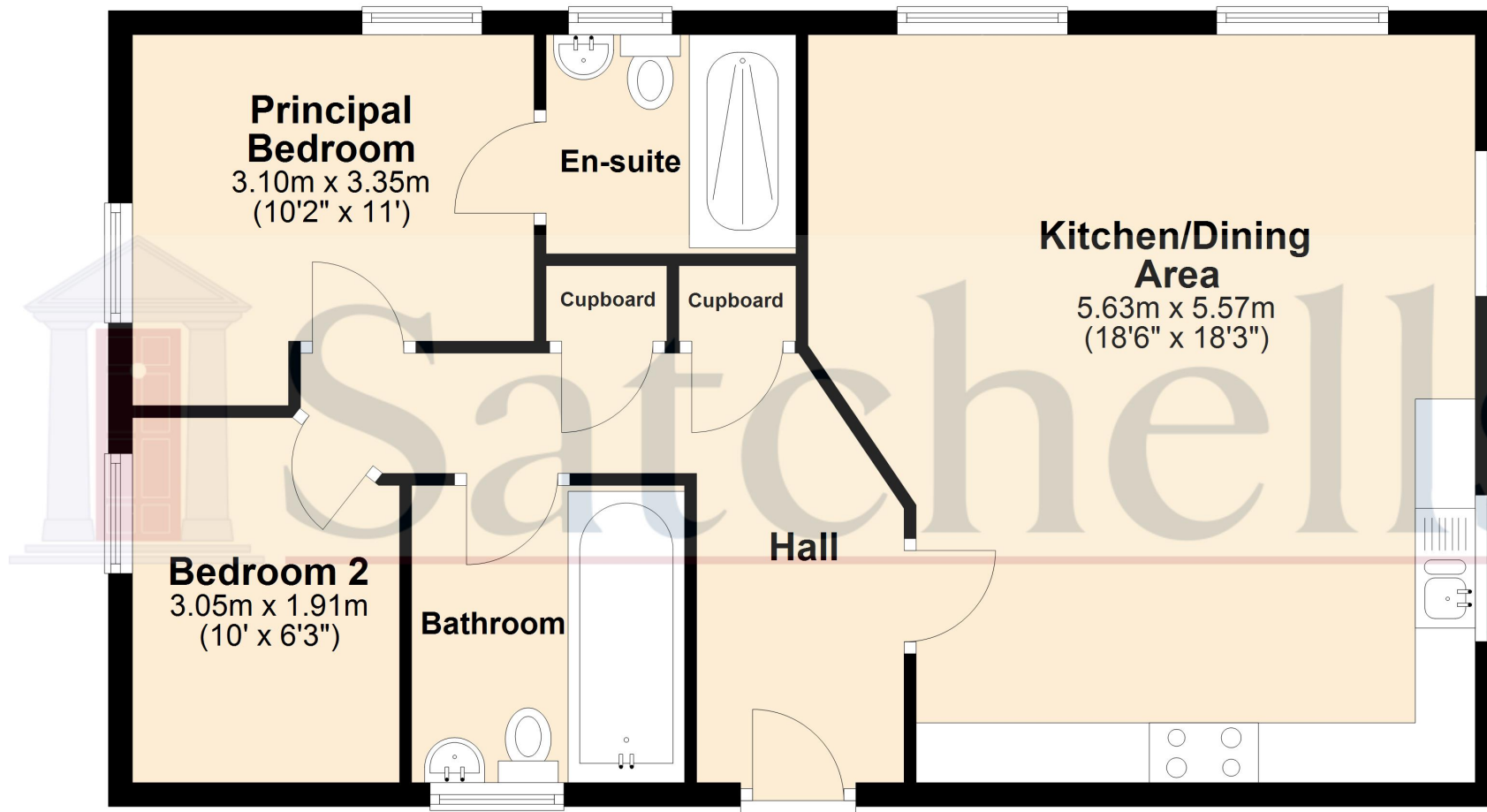
Draft particulars yet to be approved by vendor and may be subject to change.





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.

## Ground Floor



For illustrative 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.