



123 High Street, Meppershall, Shefford, Bedfordshire. SG17 5LZ





## 2 Bedroom Character Property Guide Price £265,000 Freehold

Satchells is pleased to offer this delightfully vintage two-bedroom home in Meppershall. This house requires complete renovations and could be ideal for a first-time home buyer or as an investment purchase and is being sold CHAIN FREE

- Two double bedroom cottage
- Chain free
- In need of modernisation
- Perfect first time purchase
- Village location
- Low maintenance garden
- Close to local schooling
- Potential to extend (STP)
- EPC rating - G. Council tax - B

**Ground Floor:****Living Room:**

Abt: 11' 7" x 10' 7" (3.53m x 3.23m) Parquet flooring, gas fireplace, free hanging light fitting, double glazed window to front.

**Kitchen/Dining Room:**

Abt: 11' 7" x 8' 5" (3.53m x 2.57m) Lino flooring, fitted worktops, stainless steel sink with swan neck tap, double glazed window to rear, door to bathroom, stairs to first floor.

**Bathroom:**

Fitted bath tub, wash hand basin, low level flush WC, splash back tiled walls.

**First Floor:****Master Bedroom:**

Abt: 11' 7" x 10' 3" (3.53m x 3.12m) Carpet as fitted, large fitted wardrobe, storage heater, spotlights, double glazed window to front.

**Bedroom Two:**

Abt: 8' 7" x 8' 6" (2.62m x 2.59m) Carpet as fitted, storage heater, spotlights, double glazed window to rear.

**Outside:****Rear Garden:**

Courtyard patio area, lawn with plants and shrub borders.

**Front Garden:**

Shingle stone area, brick border, potential to add driveway.

**Agents Note:**

Draft details yet to be approved by the 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.

Satchells  
18-20 High Street, Shefford, Bedfordshire. SG17 5DG  
Tel: 01462 813235  
E: [shefford@satchells.co.uk](mailto:shefford@satchells.co.uk) [www.satchells.com](http://www.satchells.com)

