



16, Bridge View

Shefford,
Bedfordshire, SG17 5FT
£290,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented two bedroom end of terrace home with a garage is an ideal first time buy or investment purchase, situated in a quiet development just a short stroll to the heart of Shefford.

- Newly re-fitted shaker style kitchen with integrated appliances
- Living room with french doors opening onto the rear garden
- Master bedroom with built-in double wardrobe
- Low maintenance rear garden laid to artificial lawn
- Single garage with parking space for one car to the front
- Short stroll to the pretty market town of Shefford and its amenities

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Wood effect flooring. Radiator. Doors into cloakroom, kitchen and living room.

Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Radiator. Extractor fan.

Kitchen

11' 10" x 4' 10" (3.61m x 1.47m) Re-fitted with a range of shaker style wall and base units with wood effect worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted oven and 4-ring gas hob with extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Wall cupboard housing gas boiler. Tiled flooring. Radiator. Double glazed window to front.

Living Room

14' 1" x 11' 6" (4.29m x 3.51m) Understairs storage cupboard. Radiator. Double glazed french doors opening onto the rear garden.

FIRST FLOOR

Landing

Access to loft space. Doors to all rooms.



Bedroom 1

11' 6" x 9' 2" (3.51m x 2.79m) Built-in double wardrobe. Radiator. Double glazed window to rear.

Bedroom 2

Double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with separate rainfall shower and glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Radiator. Extractor fan.

OUTSIDE

Front Garden

Enclosed with wrought iron railings with slate chippings and central footpath to front door. Outside light.

Rear Garden

Low maintenance rear garden laid to artificial lawn with paved patio area. Garden shed with power connected. Enclosed with brick wall and wood panel fencing with gated access to parking area and garage.

Single Garage

Located under a coach house (far left) with up & over door to the front. Parking space to the front for one car.

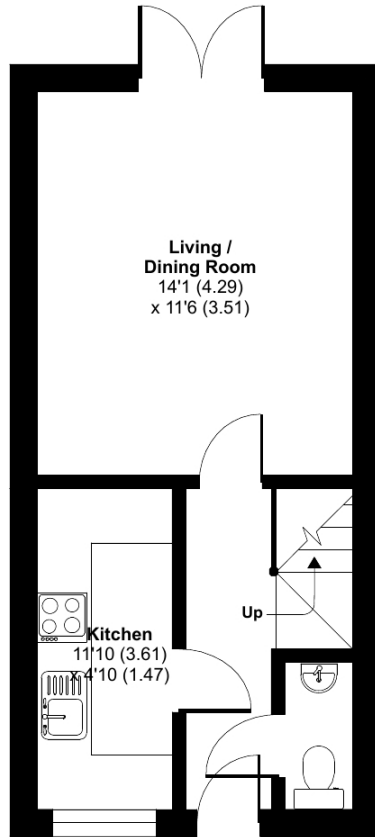
AGENT NOTE:

The owner informs us there is a service charge with this property of £175 per annum, payable to Premier Estates for the upkeep of the communal/grass areas.

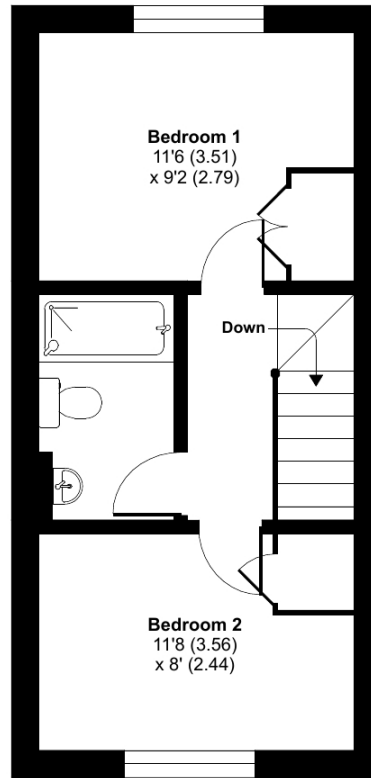
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

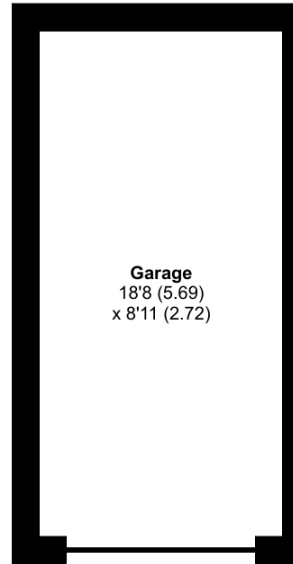




GROUND FLOOR



FIRST FLOOR



Approximate Area = 616 sq ft / 57.2 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 784 sq ft / 72.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		75
(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 2023. Produced for Country Properties. REF: 1048889



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 valuation, contact the numbers listed on the brochure.

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

