



35, High Street

Meppershall,
Bedfordshire, SG17 5LX

£270,000

country
properties

Offered with no upward chain this two bedroom character cottage backing onto allotments is situated in the sought after village of Meppershall with countryside walks on your doorstep.

- Two reception rooms
- Living room with feature open fireplace
- First floor bathroom
- South easterly facing rear garden
- Parking space to the rear
- Village amenities include bakers, post office, convenience store, community centre, 'Sugar Loaf' pub and lower school

GROUND FLOOR

Entrance

Via reception door opening into:

Living Room

11' 9" (max) x 10' 10" (3.58m x 3.30m) Double glazed leaded light window to front. Wood effect flooring. Feature open fireplace with brick surround and hearth. Fitted storage cupboard to chimney recess with shelving. Two wall lights. Radiator. Opening into:

Dining Room

11' 9" x 8' 10" (3.58m x 2.69m) Double glazed leaded light window to rear. Stairs rising to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Radiator. Archway into:

Kitchen

10' 1" x 5' 7" (3.07m x 1.70m) A range of wall and base units with wood worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine. Space for fridge. Wall mounted gas boiler. Fitted electric oven and grill. Inset gas hob with glass splashback and extractor over. Wood effect tiled flooring. Double glazed leaded light window to side. Door to side providing access to the front and rear.

FIRST FLOOR

Landing

Access to fully boarded loft space with ladder. Double glazed leaded light window to rear. Doors to both bedrooms and sliding door to bathroom.



Bedroom 1

11' 11" x 10' 9" (3.63m x 3.28m) Double glazed leaded light window to front. Built-in wardrobes. Radiator.

Bedroom 2

10' 2" x 5' 6" (3.10m x 1.68m) Double glazed leaded light window to side. Built-in cupboard with hanging rail. Radiator.

Bathroom

Suite comprising panel enclosed bath with electric shower over, low level wc and pedestal wash hand basin. Radiator. Wood panelling to dado height.

OUTSIDE

Front Garden

Laid to lawn with wood surround, mature shrubs and paved footpath to front door.

Rear Garden

Paved patio area with gated access for right of way to neighbouring property. Lawn area with pathway leading to rear. Timber shed to remain. Cold water tap.

Agent Note:

The current owners advise they have parking to the rear of the property accessed from Fildyke Road. We advise any interested party to check with their legal representative prior to exchange of contracts.

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





Approximate Area = 596 sq ft / 55.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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: 1005809



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Viewing by appointment only

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