



# 2 The Maltings, High Street

Shefford,  
SG17 5TU

Offers in excess of £290,000

country  
properties

Oozing character and charm this 3 bedroom Grade II listed property is located within the heart of Shefford with local shops and amenities on your doorstep. The property boasts many original features together with a garage and gated off road parking.

- Living room with exposed beams and open fireplace
- Kitchen/diner to the rear with movable island & pantry
- Main bedroom with exposed floorboards, feature fireplace and sash window
- Re-fitted first floor bathroom
- Courtyard (low maintenance) private rear garden
- Motivated Seller - as have found a chain free property they are keen to secure

### Living Room

15' 10" x 14' 5" (4.83m x 4.39m) Sash window to front. Radiator. Feature open fireplace with wood surround and tiled hearth - vendor does not currently use. Exposed wall and ceiling beams. Wood flooring. Multi pane window to kitchen. Understairs storage cupboard. Original door opening into:

### Inner Lobby

Stairs rising to first floor accommodation. Ceramic tiled flooring. Opening into:

## GROUND FLOOR

### Entrance

Solid wood entrance door with ornate surround, opening into:



## Kitchen/Diner

14' 2" x 10' 10" (4.32m x 3.30m) A range of wall and base units with wood effect worksurfaces and brick effect tiled splashbacks. Fitted gas range cooker with stainless steel splashback and extractor hood over. Plumbing and space for washing machine and dishwasher. Stainless steel sink with drainer and mixer tap over. Space for upright fridge/freezer. Freestanding island to remain. Pantry cupboard. Radiator. Exposed wall and ceiling beams. Multi pane window to living room. Ceramic tiled flooring. Extractor. Window and partially glazed door to rear garden.

## FIRST FLOOR

### Landing

Multi pane window to main bedroom. Ceiling beams. Doors into all rooms.

### Bedroom 1

14' 5" x 13' 3" (4.39m x 4.04m) Sash window to front. Radiator. Exposed floorboards. Original open fireplace - not currently in use. High level multi pane window to landing.

### Bedroom 2

8' 9" x 8' 5" (2.67m x 2.57m) Window to rear. Radiator. Ceiling beams. Cupboard housing gas boiler.

### Bedroom 3

8' 5" x 5' 7" (2.57m x 1.70m) Window to rear. Radiator. Ceiling beams.

### Bathroom

Re-fitted three piece suite comprising p shaped panel enclosed bath with black framed glass side screen, pedestal wash hand basin and low level wc. Partially tiled walls. Extractor fan.

## OUTSIDE

### Courtyard Garden

Laid to artificial lawn with slate borders. Enclosed with brick wall and timber fencing with gated access to garage and parking.

### Parking

Accessed under an archway with electric gated access to shared gravel driveway providing parking for 1 car and access to garage.

### Garage

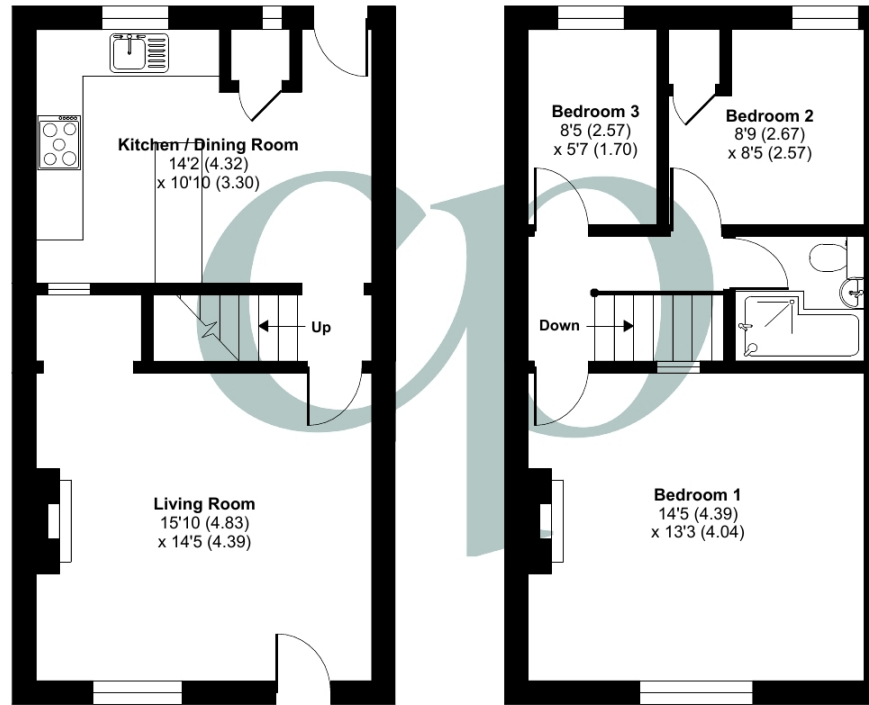
En-bloc with barn style door to front and power/light connected.

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



Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92+)                                       | <b>A</b> |         | 86                      |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 59      |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| 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 2024. Produced for Country Properties. REF: 1116890

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](http://www.country-properties.co.uk)

# country properties