



27, Hillfoot Road

Shillington,
Bedfordshire, SG5 3NH
£220,000

COUNTRY PROPERTIES
PART OF HUNTERS

A charming two bedroom cottage overlooking open countryside in the popular village of Shillington. The property is offered CHAIN FREE and is just a short drive to the nearby market town of Hitchin with rail links into London.

- No stamp duty to pay if this is your main residence
- Living room with working open fire place
- First floor bathroom
- Gas radiator heating
- Off set rear garden
- Would make an ideal first time buy or investment purchase
- Short walk to local village pub and countryside walks

GROUND FLOOR

Entrance

Reception door into:

Living Room

10' 11" x 11' 0" (3.33m x 3.35m) Feature brick working fireplace. Exposed ceiling and wall beams. Radiator. Double glazed window to front. Half brick wall with beams above opening into:

Kitchen

6' 2" x 10' 10" (1.88m x 3.30m) A range of wall and base units with wood worksurfaces and tiled splashbacks. Fitted oven and hob with extractor hood over. Plumbing and space for washing machine. Inset sink and drainer unit. Exposed ceiling beams. Radiator. Stairs rising to first floor accommodation. Double glazed windows to side and rear. Stable door to outside space.



FIRST FLOOR

Landing

Access to loft space. Doors to both bedrooms and bathroom.

Bedroom 1

10' 0" x 11' 4" (3.05m x 3.45m) Exposed wall beams. Feature brick chimney breast. Radiator. Double glazed window to front.

Bedroom 2

5' 11" x 6' 3" (1.80m x 1.91m) Cupboard housing Worcester gas boiler. Radiator. Double glazed window to rear.

Bathroom

Suite comprising panel enclosed bath with shower attachment over, pedestal mounted wash hand basin and low level flush wc. Radiator. Exposed wall beams.

OUTSIDE

Front Garden

Low level brick wall to front with footpath to front door. External light.

Rear Garden

Brick storage shed. Pathway provides access to a secluded off private garden laid to lawn with mature shrubs.

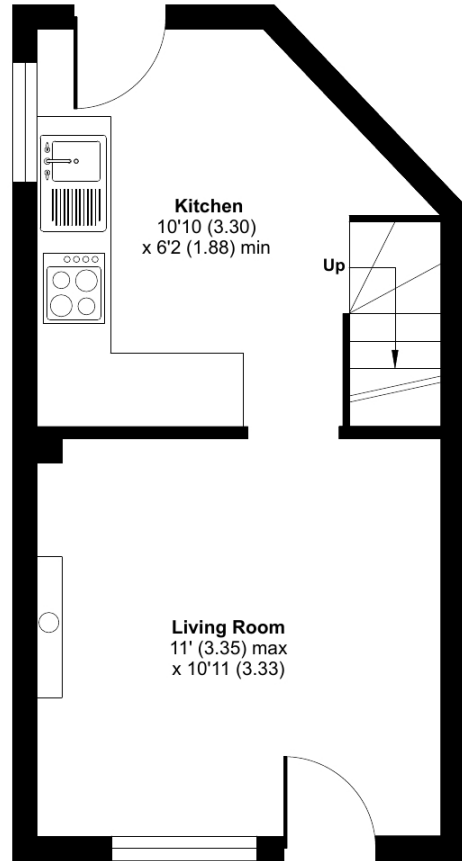
There is a pedestrian right of way for the neighbouring property - we would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

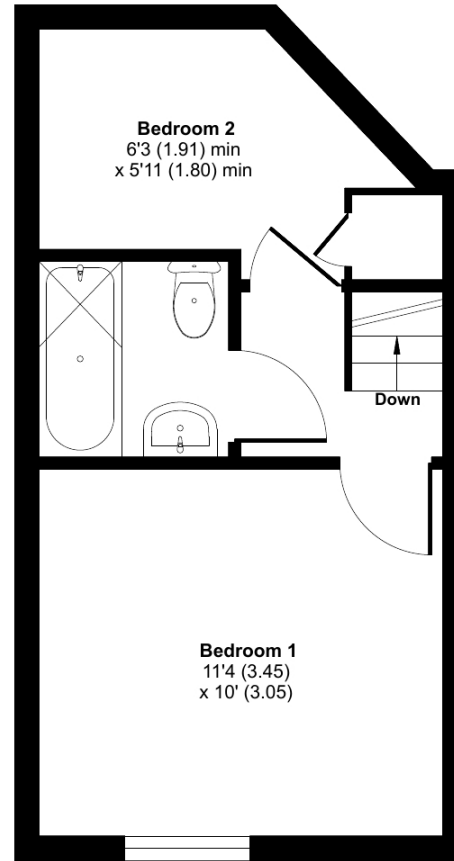


Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	83
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 2022. Produced for Country Properties. REF: 893120



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

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