



# 26, George Street

Shefford,  
Bedfordshire, SG17 5BS

Offers in Excess of: £375,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This well presented three bedroom semi detached home with good size garden and driveway parking for several cars is situated close to well regarded schools and High Street shops and amenities.

- Kitchen with integrated Neff double oven and hob
- Dual aspect living/dining room
- Useful workshop with power and light
- Ground floor wc and first floor shower room
- Good size rear garden
- Block paved driveway providing off road parking for several vehicles

## GROUND FLOOR

### Entrance Porch

Tiled flooring. Obscure glazed window to side. Door into:

### Entrance Hall

Stairs rising to first floor accommodation. Radiator. Polished tiled flooring. Two large storage cupboards with bi-folding doors and shelving/hanging space. Doors into living/dining room and kitchen.

### Living/Dining Room

24' 8" (into bay) x 12' 2" (max) (7.52m x 3.71m) Dual aspect room with double glazed walk-in bay window to front and french doors opening onto the rear garden. Two radiators.

### Kitchen

11' 7" x 7' 6" (3.53m x 2.29m) A range of wall and base units with wood effect worksurfaces and fully tiled walls. Inset ceramic sink with drainer and swan neck mixer tap over. Fitted Neff electric double oven and hob with stainless steel splashback and stainless steel extractor hood over. Space and plumbing for dishwasher and washing machine. Pantry cupboard with shelving. Tiled flooring. Double glazed windows to side and rear. Door into:

### Rear Lobby

14' 2" (max) x 9' 2" (max) (4.32m x 2.79m) Window to side. Space for fridge/freezer. Open storage area. Doors to wc, workshop and both front & rear gardens.



## WC

Low level flush wc. Double glazed window to side.

## Workshop

14' 2" x 8' 0" (4.32m x 2.44m) Windows to front and rear with power/light connected.

## FIRST FLOOR

### Landing

Access to fully boarded loft space with ladder & light. Cupboard housing wall mounted gas boiler with storage space. Radiator. Doors into all rooms.

### Bedroom 1

13' 1" (max) x 11' 0" (max) (3.99m x 3.35m)  
Two double glazed windows to rear.  
Radiator.

### Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m) Two double glazed windows to front. Radiator.

### Bedroom 3

9' 7" x 7' 4" (2.92m x 2.24m) Double glazed window to front. Radiator.

## Shower Room

Three piece suite comprising corner shower cubicle, low level flush wc and vanity wash hand basin. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Block paved driveway provides off road parking for several cars. Security light and power point. Well stocked flower/shrub borders with brick retaining wall to front.

### Rear Garden

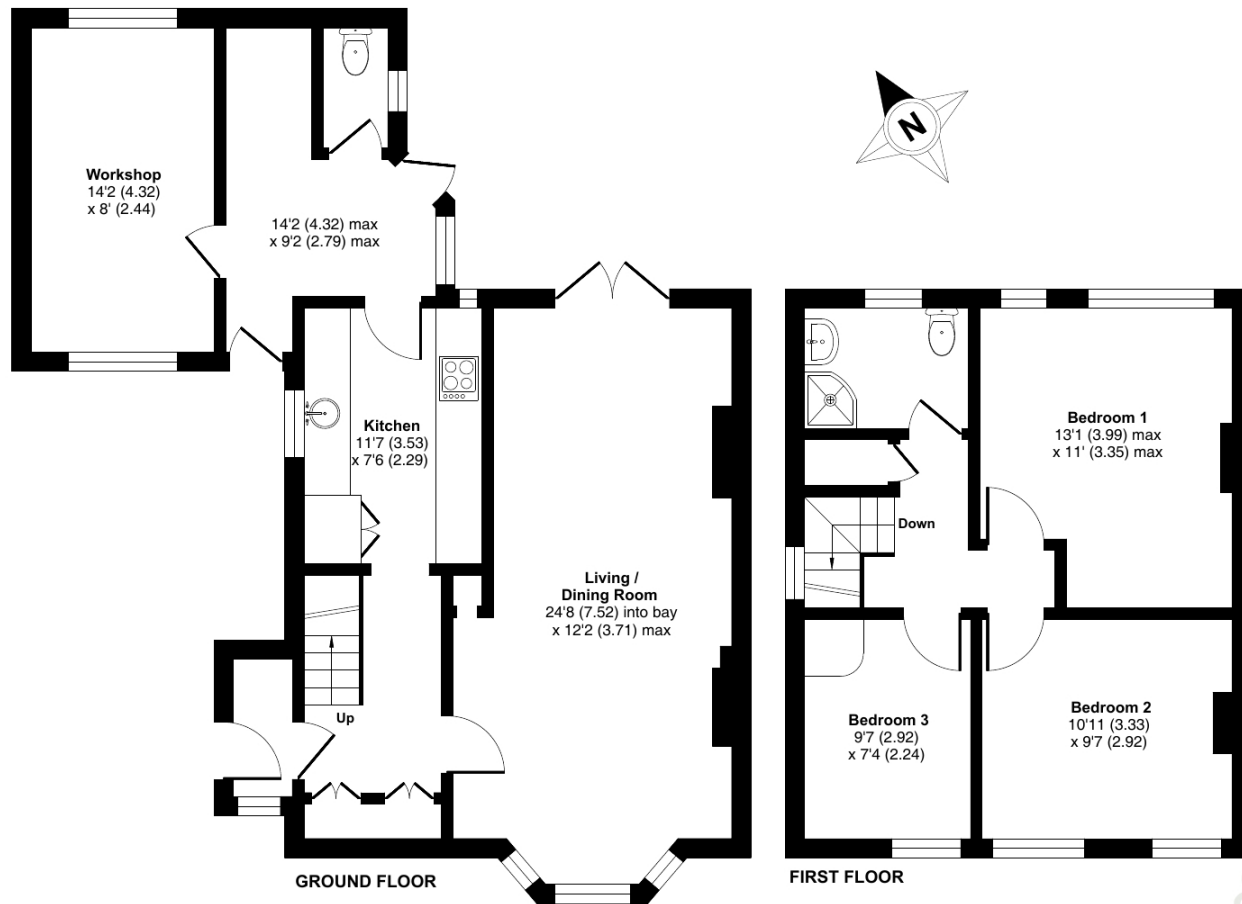
Paved patio area with shingled pathway leading to further paved patio with lawn area to side. Mature raised flower/shrub borders enclosed with railway sleepers. Circular garden pond with rockery. Cold water tap. Power points. Timber shed to remain plus a further two sheds available by separate negotiation. Gated access to front.

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



Approximate Area = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(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 2022. Produced for Country Properties. REF: 879323



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

