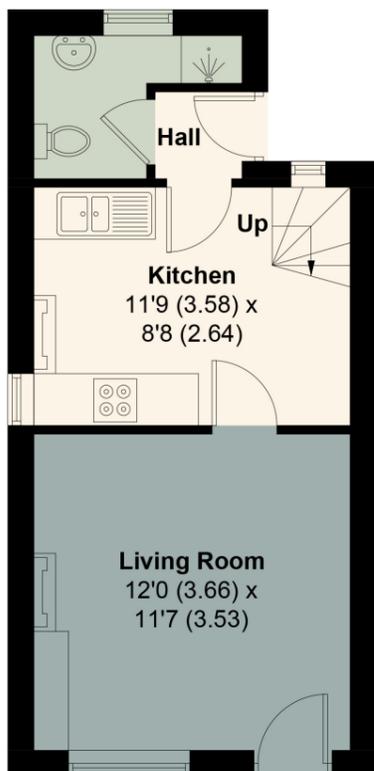


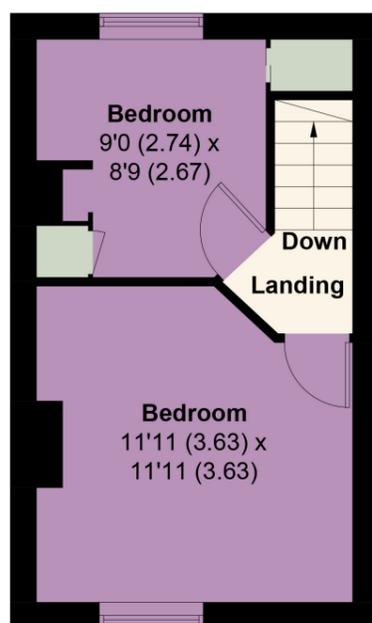


Approximate Area = 51.9 sq m / 558 sq ft  
 Utility / Store = 11.7 sq m / 126 sq ft  
 Total = 63.6 sq m / 684 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



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

Located in the heart of the village of Shillington, on the picturesque Hertfordshire/Bedfordshire border, this charming two-bedroom character property dates back to 1850 and offers a wonderful blend of period charm and village lifestyle. Offered CHAIN FREE, the home is ideal for those looking to move swiftly and make their own mark. Perfect for first-time buyers, this property also benefits from no stamp duty, making it a fantastic opportunity to step onto the property ladder. Set within a vibrant community with local amenities, countryside walks, and excellent transport links nearby.

- No upper chain !
- Oozing character and charm - right in the Heart of the village
- Downstairs shower room
- Courtyard garden and generous off set garden
- A short stroll to highly regarded local schooling
- A short stroll to village amenities including local pub, convenience store/Post office and village hall

## Ground Floor

### Living Room

12' 0" x 11' 7" (3.66m x 3.53m) Enter into living room. Feature original Victorian style working fire with quarry tiled hearth. Built in alcove cupboards. Double glazed window to front. Door into kitchen.

### Kitchen

11' 9" x 8' 8" (3.58m x 2.64m) Single glazed window to rear and side. Range of eye and base level units with complementary worksurfaces over. Electric oven and hob with stainless steel extractor over. Stainless steel sink/drainer unit with mixer tap over. Space for fridge freezer. Stairs rising to first floor. Part glazed door into inner lobby,

### Inner Lobby

Latch door into shower room. Part glazed door to rear. Tiled flooring.

### Shower Room

Single glazed window to rear. Three piece suite comprising wc, wash hand basin with vanity under. Separate shower cubicle. Heated towel rail. Tiled flooring

### First Floor

#### Landing

Door into Bedroom 1 and 2. Cupboard housing gas boiler.



### Bedroom 1

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to front. Radiator. Feature original Victorian open fireplace. Exposed floor boards.

### Bedroom 2

9' 0" x 8' 9" (2.74m x 2.67m) Double glazed window to rear. Radiator. Exposed floor boards.

### Outside

#### Front Garden

Pathway leading to front door. Dwarf brick wall, small garden area with shrub planting.

There is no allocated parking with the property, however there are a number of off road parking spaces opposite the property that are on a first come first served basis.

### Rear Garden

Courtyard area to rear of property leads to brick built workshop/Utility area. Gate provides access to shared paved pathway leading to off-set garden.

#### Off set garden.

Fully enclosed with paved patio area with pergola with various shrub and tree borders, Mainly laid to lawn. Further paved seating area.

### Utility Area

8' 8" x 5' 4" (2.64m x 1.63m) Door access into Utility area with opening leading into workshop.

### Workshop

8' 8" x 8' 8" (2.64m x 2.64m) Two windows to side. Fitted with power and light.

### Agents Note

There is a pedestrian right of way for the neighbouring property no 11 - we would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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

