



Kingfisher Road, Shefford, Bedfordshire. SG17 5YQ

| Satchells





## 3 Bedroom Terraced House

### Guide Price £375,000 Freehold

Located in the 'Birds Development', is this gorgeous three-bedroom townhouse with a garage and parking. For anyone wishing to move into the Shefford area, this distinctive modern living style would be the ideal family house, close to the highly regarded Ofsted schools. Give us a call now.

- Three double bedrooms
- Garage and parking
- Set over three floors
- Easy walking distance to schools and town centre
- En-suite to principal bedroom
- Low maintenance rear garden
- Partially converted garage into office
- Popular area for families
- Ready to move in condition
- EPC rating D. Council tax band D

**Ground Floor****WC:**

Low level wc and wash hand basin.

**Lounge:**

Abt. 12' 7" x 11' 4" (3.84m x 3.45m) Wood flooring with radiator, feature wall and under stairs storage cupboard.

**Kitchen/Diner:**

Abt. 14' 10" x 9' 4" (4.52m x 2.84m) Range of free standing and fitted appliances including oven with hob and induction fan above. Dining area currently housing a four-seater table and access to rear garden.

**First Floor****Bedroom Two:**

Abt. 12' 4" x 8' 2" (3.76m x 2.49m) Carpet fitted. Radiator. Fitted blinds with curtain rail.

**Bedroom Three:**

Abt. 10' 0" x 8' 2" (3.05m x 2.49m) Carpet fitted. Radiator. Fitted blinds with curtain rail.

**Bathroom:**

Three piece suite comprising bath with shower over, pedestal wash hand basin and low level wc.

**Second Floor****Principal Bedroom:**

Abt. 20' 6" x 11' 3" (6.25m x 3.43m) Carpet fitted. Range of oak fitted wardrobes with dressing area. Entrance to en-suite and loft access.

**En-Suite:**

Three piece shower room suite comprising of fitted cubicle with splashback tiling, low level flush wc and sink wash basin.

## **Outside**

### **Rear Garden:**

Block paved with raised decking for seating area.

Entrance to the partially converted garage with an up and over door to the front with parking included in front.

### **Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.



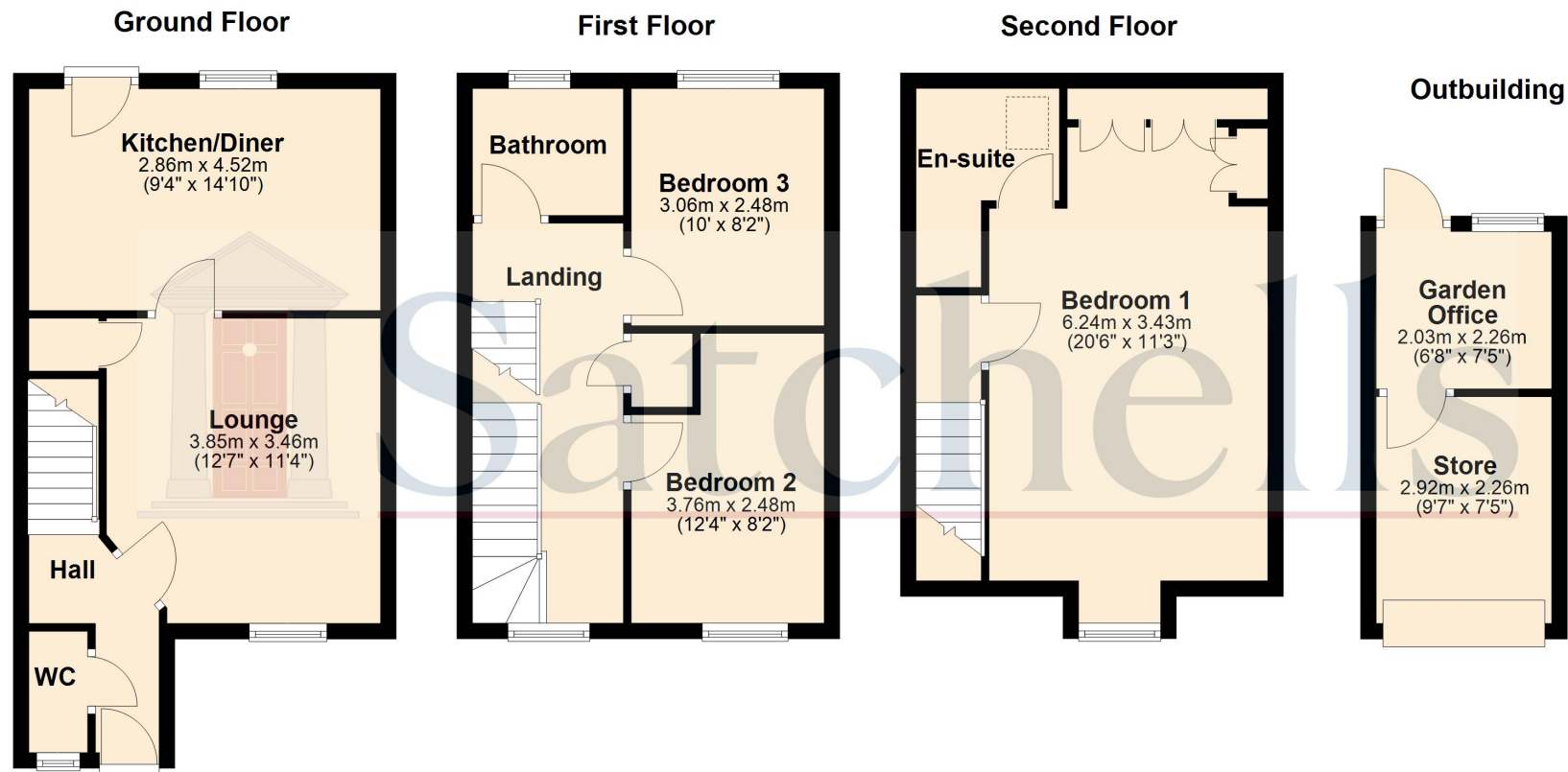




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.