



75, Clifton Road

Shefford,  
Bedfordshire, SG17 5AG  
£300,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This charming two bedroom character cottage has been sympathetically updated and is a real credit to the current owners! Situated within walking distance to the heart of Shefford and boasting a good size rear garden along with off road parking for 2 cars to the rear.

- Living room with feature fireplace and log burning stove
- Re fitted shaker style kitchen & re fitted downstairs bathroom
- Large rear garden - approximately 100ft
- Off road parking for 2 cars
- Short stroll into Shefford town and close to countryside and riverside walks
- Close to well regarded local schooling

## GROUND FLOOR

### Entrance

Reception door into:

### Living Room

12' 2" x 13' 3" (3.71m x 4.04m) Double glazed window to front. Radiator. Wood effect flooring. Feature brick fireplace with tiled hearth and inset log burning stove. Built-in cupboards, one housing electric meter. Opening to:

### Dining Room

13' 0" x 8' 1" (3.96m x 2.46m) Double glazed window to rear. Radiator. Stairs rising to first floor with under-stairs storage cupboard. Brick fireplace. Banquet fixed seating area. Part glazed door into:

### Kitchen

9' 7" x 7' 6" (2.92m x 2.29m) A range of shaker style wall and base units with wood effect work surfaces and tiled splashbacks. Inset sink with mixer tap. Fitted eye level oven with separate combination oven. Inset gas hob. Space for fridge and freezer. Wood effect tiled flooring. Double glazed window to side and part glazed door to rear garden. Open into

### Utility/Inner Lobby

Space and plumbing for washing machine. Cupboard housing wall mounted combination boiler. Hatch to loft space. Wood effect tiled flooring. Door into bathroom



## Bathroom

Suite comprising enclosed bath with rainfall shower, separate shower attachment and glass side screen, pedestal mounted wash hand basin and low level wc. Partially tiled walls. Heated towel rail. Obscure double glazed window to rear.

## FIRST FLOOR

### Landing

Hatch to loft space. Doors to both bedrooms.

### Bedroom 1

13' 1" x 12' 0" (3.99m x 3.66m) Double glazed window to front. Feature fireplace. Radiator.

### Bedroom 2

10' 3" x 8' 6" (3.12m x 2.59m) Double glazed window to rear. Radiator.

## OUTSIDE

### Front Garden

Brick wall enclosed with wrought iron gated access and footpath to front door.

## Rear Garden

Courtyard area enclosed by dwarf brick wall leading to brick built outbuilding with power/light connected - providing useful storage. Further enclosed garden laid mainly to lawn with paved patio area and mature shrub borders.

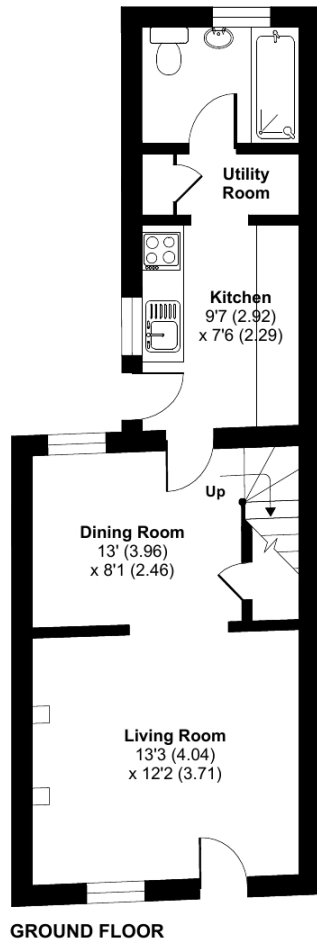
Single metal garage (15' x 8' 0) with shingle driveway providing off road parking to the rear for 2 cars (accessed by the road adjacent to 71 Clifton Road)

The owner advises they have a pedestrian right of way across no.73 and pedestrian right of way across no. 75 for no. 77). We advise any interested party to speak to their legal representative to clarify this).

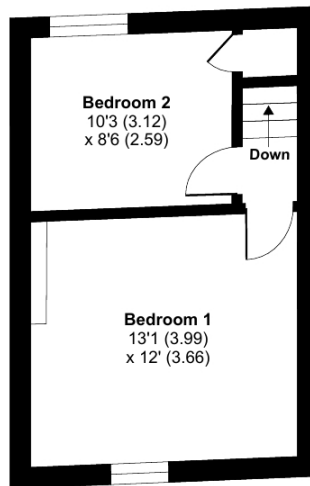
PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.



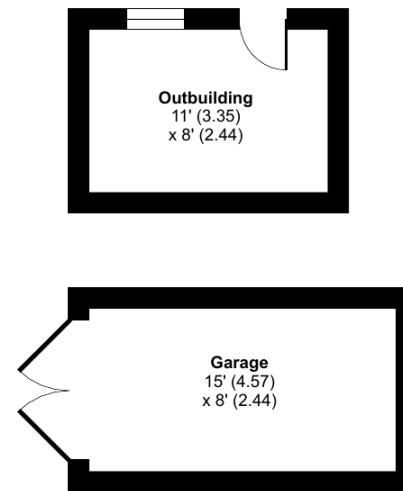
Approximate Area = 701 sq ft / 65.1 sq m  
 Garage = 120 sq ft / 11.2 sq m  
 Outbuilding = 93 sq ft / 8.6 sq m  
 Total = 914 sq ft / 84.9 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 2023. Produced for Country Properties. REF: 1030794



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

