



High Street, Meppershall, Shefford, Bedfordshire. SG17 5LS





## 2 Bedroom Cottage

### Offers in Excess of £225,000 Freehold

A fantastic and rare opportunity for a lovely two bedroom cottage boasting a wealth of charm and character and making good use of space. This property comprises a lounge with feature fire place, stunning modern kitchen, shower cubicle and separate W/C, a double master bedroom and a further second bedroom which would be ideal for a study/office. Outside this lovely cottage is a low maintenance rear garden and an allocated off road parking space to the side of the cottage. An early viewing is recommended to avoid disappointment and to fully appreciate this property.

- No upper chain
- Two bedrooms
- Rear garden
- Allocated parking
- Period features
- Village location
- Separate cloakroom
- EPC rating C. Council tax band B

## Lounge

Approx. 10' 11" x 9' 10" (3.33m x 3.00m) Neutral décor and vinyl flooring. Built-in shelving which is very useful for storage. Feature fireplace with a brick base. Spotlights. Double glazed window to front aspect. Door to:

## Kitchen

Approx. 8' 5" x 6' 5" (2.57m x 1.96m) plus under stairs recess (2.57m x 1.96m) A galley kitchen with a range of contemporary wall and base level units with granite worktops over. Inset sink and drainer. Space for cooker and hob with an extractor fan over. Space for washing machine. Under cupboard lighting. Under the stairs there is a very useful space for fridge/freezer..

## Bathroom Area

Suite comprising shower cubicle, separate low level WC and hand wash basin. Obscured window to rear. Extractor fan. Heated towel rail. Vinyl to flooring. Cupboard space for storage.

## Master Bedroom

Approx. 10' 11" x 9' 1" (3.33m x 2.77m) Double bedroom. Carpeted and neutral décor. Double glazed window to front aspect. Triple built in wardrobe with a mixture of hanging space and shelving. Radiator.

## Bedroom Two

Approx. 7' 5" x 7' (2.26m x 2.13m) A single bedroom which can be used as a study or an office. Carpeted and neutral décor. An airing cupboard housing useful shelving. Double glazed window to rear aspect. Radiator.

## Outside

An easy to maintain fenced patio area. Washing line. Access is also available from the front of the house.

## Parking

Allocated off road parking to the side of the house.

## Additional Information:

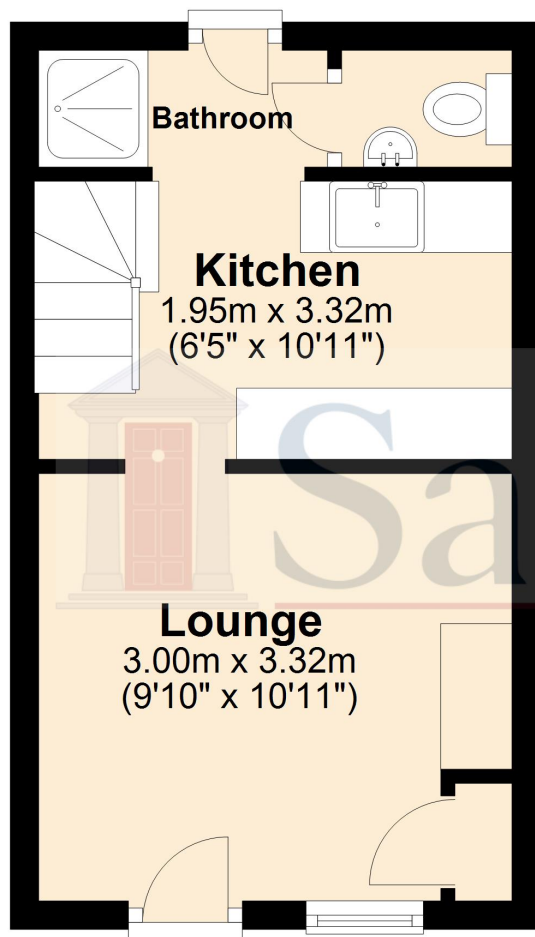
### Agents Note:

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

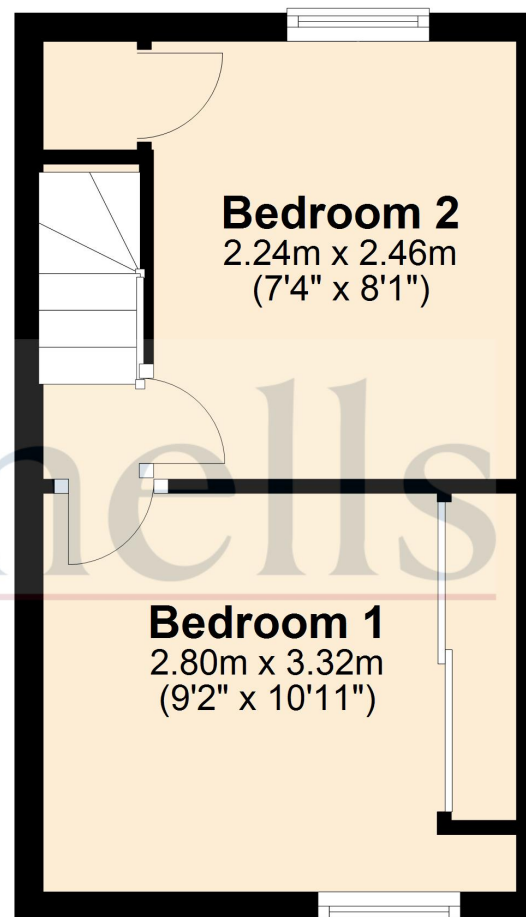


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

## Ground Floor



## First Floor



For illustrative 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.