



22 Spring Road, Clifton, Shefford, Bedfordshire. SG17 5RE





£425,000

***** NO UPPER CHAIN ***** A spacious three double-bedroom family home located in the quiet village of Clifton. Requiring modernization the property features a detached garage, driveway, private garden, and side access. Inside the property is a spacious lounge, separate dining room, rear-facing kitchen, three double bedrooms, master with fitted wardrobes, and family bathroom. Close to all amenities, bus routes, and local schools. A MUST-SEE PROPERTY!

- Three double bedrooms
- Potential to improve
- Sought after location
- Detached garage and spacious driveway
- Two reception rooms
- Large rear garden
- Freehold

General Description:**Ground Floor:****Entrance:**

Concrete pathway leading to UPVC double-glazed, partially frosted, front door.

Hallway:

Doors lead to the dining room and lounge. Stairs to First Floor. Storage cupboard.

Lounge:

Abt. 14' 9" x 12' 0" (4.50m x 3.81m) Fireplace. Single-glazed patio doors lead to the conservatory. Double-glazed window to side. Radiator. Wooden flooring. Wall lights and hanging ceiling light fixtures.

Conservatory:

Abt. 7' 7" x 12' 0" (2.31m x 3.66m) Single-glazed wooden doors lead to the back garden. Polycarbonate style roof. Hall wall with single-glazed windows surrounding both sides.

Kitchen:

Abt. 10' 3" x 13' 8" (3.12m x 1.12m) Double-glazed door leading to the side of the house. Double-glazed window to side and rear. Plumbing for washing machine. Swan neck steel tap. Selection of wall and base units. Partially tiled walls. Sliding doors leading to the dining room. Eye level oven. Wall-mounted gas boiler. Pantry cupboard. Vinyl flooring.

Dining Room:

Abt. 9' 0" x 10' 3" (2.74m x 3.12m) Double-glazed windows to front and side. Radiator. Carpet as fitted.

First Floor:**Landing:**

Double cupboards housing water tank. Carpet as fitted. Loft Hatch. Doors to all rooms.

W/C

Double-glazed window to side. Low flush W/C. Radiator.

Bathroom:

Double-glazed window to side. Hand wash basin. Paneled bath with handheld shower attachment. Partially tiled walls. Vinyl flooring.

Bedroom One:

Abt. 11' 5" x 10' 0" (3.48m x 3.05m) Double-glazed window to side. Carpet as fitted. Radiator. Fitted wardrobe.

Bedroom Two:

Abt. 11' 6" x 10' 0" (3.51m x 3.05m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 7' 7" x 9' 3" (2.31m x 2.82m) Double-glazed window to front. Radiator. Carpet as fitted. Fitted wardrobe

External:**Front garden:**

Dwarf, brick-built wall. Mainly concrete with mature shrubs. Detached garage. Parking for multiple cars.

Rear Garden:

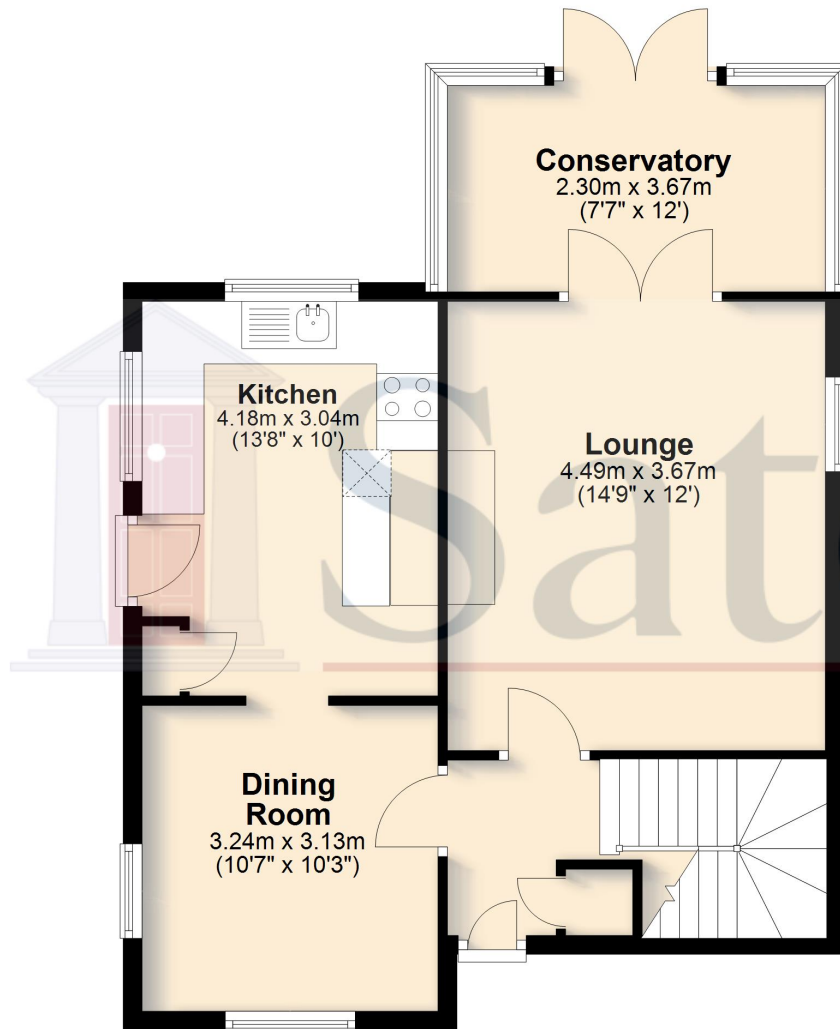
Patio. Mostly Laid to lawn. Mature trees and shrubs surround the borders.



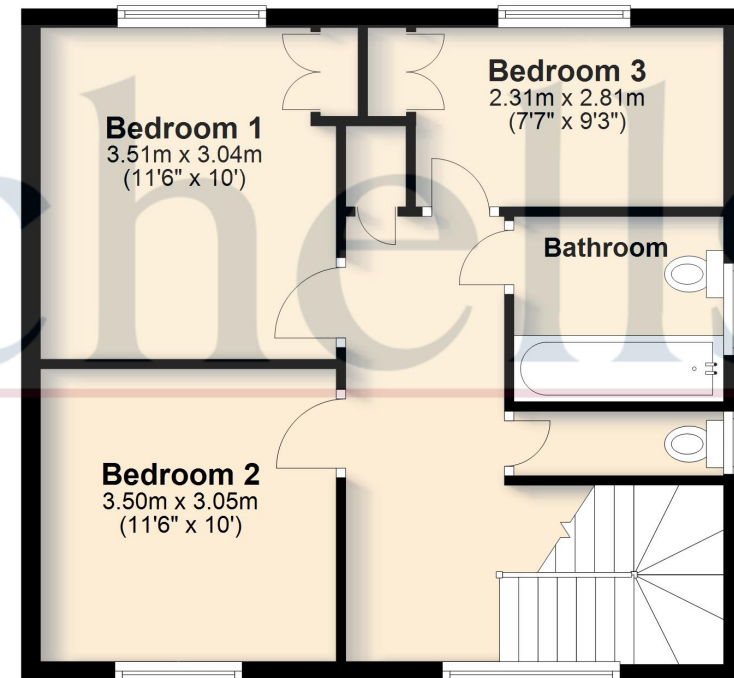


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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