



107, Clifton Road

Shefford,
Bedfordshire, SG17 5AG
Guide Price £325,000

Make your mark on this 3 bedroom semi detached home in need of modernisation with an approximate 177ft rear garden and located close to High Street shops and amenities, offered with no upward chain.

- Viewings strictly by appointment only
- Two reception rooms with dual fireplace
- Ground floor shower room
- Three bedrooms and first floor bathroom
- Driveway providing off road parking
- Potential to convert the loft (subject to planning permission)
- Well regarded local schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Door into dining room.

Living Room

11' 5" x 8' 8" (3.48m x 2.64m) Double glazed window to front. Double archway with central fireplace opening to the dining room. Radiator. Wood flooring.

Dining Room

20' 0" (max) x 14' 10" (max) (6.10m x 4.52m) Double glazed window to side. Double archway with central fireplace opening to the living room (requires checking before use). Under stairs storage cupboard. Wood flooring. Door into kitchen.

Kitchen/Breakfast Room

13' 1" x 12' 8" (3.99m x 3.86m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Space for fridge and freezer. Space for cooker with extractor over. Space and plumbing for washing machine, slimline dishwasher and tumble dryer. Radiator. Tiled flooring. Double glazed windows to side and rear. Door to rear garden.

Inner Hall

Doors into shower room and kitchen/breakfast room.



Shower Room

Suite comprising shower cubicle, low level wc and wash hand basin. Radiator. Partially tiled walls.

FIRST FLOOR

Landing

Access to loft space. Radiator. Doors to all rooms.

Bedroom 1

14' 11" x 10' 0" (4.55m x 3.05m) Window to front. Radiator. Picture rail. Cupboard housing hot water cylinder.

Bedroom 2

10' 2" x 8' 10" (3.10m x 2.69m) Double glazed window to side. Feature fireplace.

Bedroom 3

8' 10" (max) x 8' 2" (min) (2.69m x 2.49m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath, low level wc and wash hand basin. Wood floorboards. Radiator. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Enclosed by brick wall with pathway to front door. Driveway to side providing off road parking, leading to garage.

Rear Garden

Large rear garden measuring approximately 177ft and laid mainly to lawn with mature trees and shrubs.

Garage

In need of repair.

AGENT NOTE:

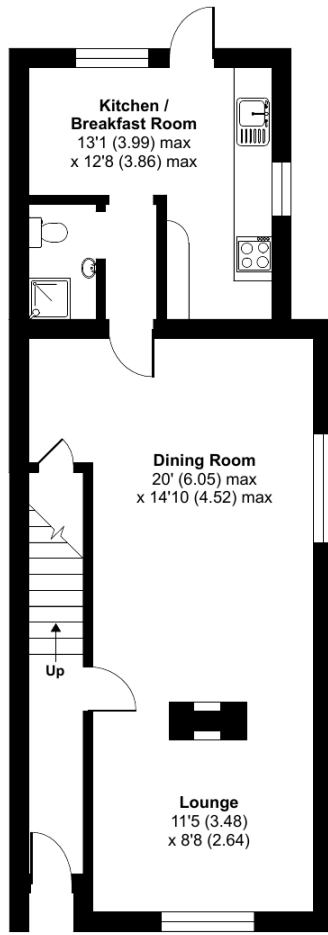
The property has been empty for some time, so is in need of full modernisation.

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

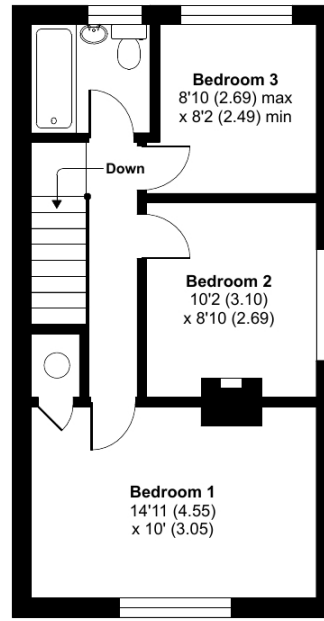


Approximate Area = 1062 sq ft / 98.7 sq m
 Garage = 159 sq ft / 14.7 sq m
 Total = 1221 sq ft / 113.4 sq m

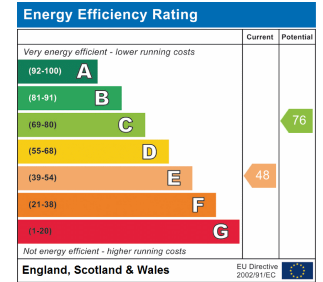
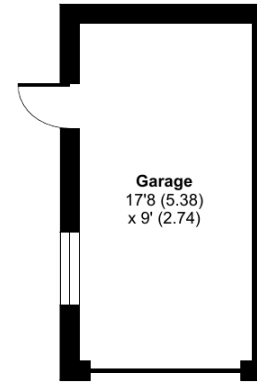
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1017127



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

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