



11 Hardwick Close, Shefford, Bedfordshire. SG17 5DY

 **Satchells**



## 3 Bedroom Detached House Guide Price £365,000 Freehold

Satchells are delighted to announce that we have brought a new three double bedroom detached property to the market in a quiet cul-de-sac with only a handful of other properties. This property comes to the market CHAIN FREE and has the ability to modernise to taste for the right prospective buyer.

- Three double bedrooms
- South easterly facing garden
- Cul-de-sac location
- Close to stunning nature walks
- Modernisation required
- Chain free
- Lovely walks nearby
- Short stroll to town centre
- Garage with power and electric
- EPC rating D. Council tax band D

**Ground Floor:****Entrance Hallway/Dining Room:**

Abt. 12' 4" x 8' 6" (3.76m x 2.59m) Bay fronted windows. Currently used as a dining area that seats six. Stairs leading to first floor with under stairs storage. Carpet flooring.

**WC:**

Suite comprising low level flush WC and wash hand basin. Radiator. Carpeted and tiled.

**Living Room:**

Abt. 13' 9" x 6' 2" (4.19m x 1.88m) Double doors leading outside. Fitted curtains. Radiator. Carpet flooring.

**Kitchen:**

Abt. 10' 4" x 6' 9" (3.15m x 2.06m) Range of worktops with fitted oven and hob. Plumbing for appliances. Stainless steel sink with splash back tiling. Radiator.

**First Floor:****Master Bedroom:**

Abt. 11' 5" x 9' 7" (3.48m x 2.92m) Range of fitted wardrobes and chest of drawers. Solid wooden doors. Radiator. Carpet flooring.

**Bedroom Two:**

Abt. 9' 8" x 8' 7" (2.95m x 2.62m) Over bed fitted wardrobe. Dressing table area. Solid wooden doors. Radiator. Carpet flooring.

**Bedroom Three:**

Range of fitted wardrobes. Dressing table area. Solid wooden doors. Radiator.

**Family Bathroom:**

Light suite comprising panelled bath with safety rail, low level flush WC and wash hand basin. Fitted cupboards. Airing cupboard.

**Outside:****Rear Garden:**

Low maintenance with artificial grass and conifer hedgerow. Paved up to front.

**Front Garden:**

Mixture of shingle stone and paved driveway. Access to garage with up and over electric door.

**Additional Information:****Agents Note:**

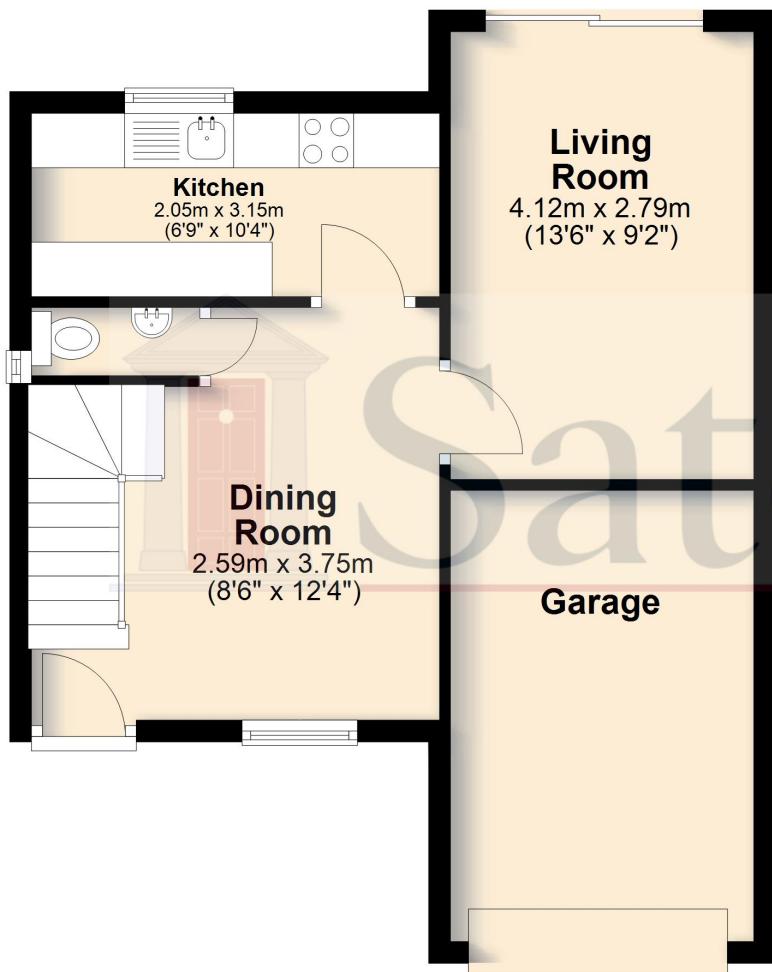
Draft details yet to be approved by the vendor and may be subject to change.



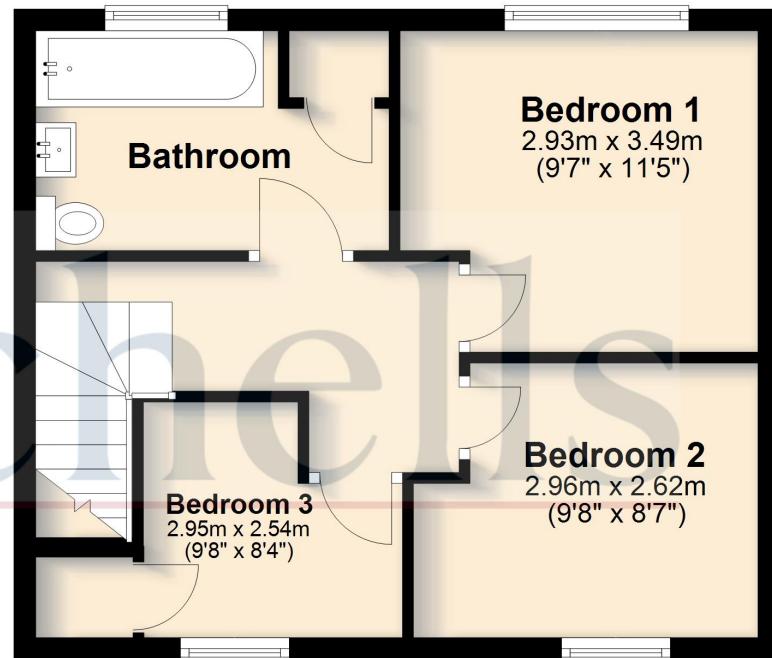


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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