



# 14, Gresham Way

Shefford,  
Bedfordshire, SG17 5EB  
**£325,000**

country  
properties

Offered with no upward chain this three bedroom home has been redecorated throughout, with a large south easterly facing rear garden and driveway parking for 2 cars.

- Offered with no upward chain
- Dual aspect living room
- Large south easterly facing rear garden
- Driveway providing off road parking for 2 cars
- Recarpeted and redecorated throughout
- Cul-de-sac location close to open countryside
- Well regarded school catchment

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Tiled flooring. Doors into living room and kitchen/dining room.

### Living Room

17' 9" (max) x 10' 11" (max) (5.41m x 3.33m)  
Dual aspect with double glazed windows to front and rear. Two radiators. Wood effect flooring. Feature open style fireplace with wood mantle over.

### Kitchen/Dining Room

17' 9" (max) x 11' 2" (max) (5.41m x 3.40m)  
A range of wall and base units with wood effect worksurfaces and high gloss brick effect tiled splashbacks. Inset butler sink with mixer tap over. Fitted eye level electric oven. Fitted gas hob with stainless steel extractor hood over. Integrated slimline dishwasher and washing machine. Space for fridge/freezer. Wall mounted gas boiler enclosed in cupboard. Tiled flooring. Double glazed window to front. Door to covered side passageway. Door into:

### Sun Room

19' 8" x 7' 6" (5.99m x 2.29m) Sliding doors opening onto the rear garden. Power/light connected.



## FIRST FLOOR

### Landing

Double glazed window to rear. Doors into all rooms.

### Bedroom 1

12' 1" x 11' 8" (3.68m x 3.56m) Double glazed window to front. Radiator. Fitted cupboard with shelving.

### Bedroom 2

12' 2" (max) x 11' 1" (max) (3.71m x 3.38m) Double glazed window to front. Radiator. Storage cupboard with hanging rail and fitted shelving. Access to partially boarded loft space, with pull down ladder & light.

### Bedroom 3

8' 6" x 7' 10" (2.59m x 2.39m) Double glazed window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath with mains shower over and glass side screen, pedestal wash hand basin and low level wc. Victorian style radiator with hanging rail. Half tiled high gloss brick effect tiled walls. Extractor fan. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Shingled driveway providing off road parking for 2 cars. Lawn area with mature tree, enclosed with picket style fencing. Gated access and door to side passageway providing access to the rear garden.

### Rear Garden

South easterly aspect garden laid mainly to lawn with paved patio area and mature shrub borders. Door to covered side passageway providing access to the front.

### AGENT NOTE:

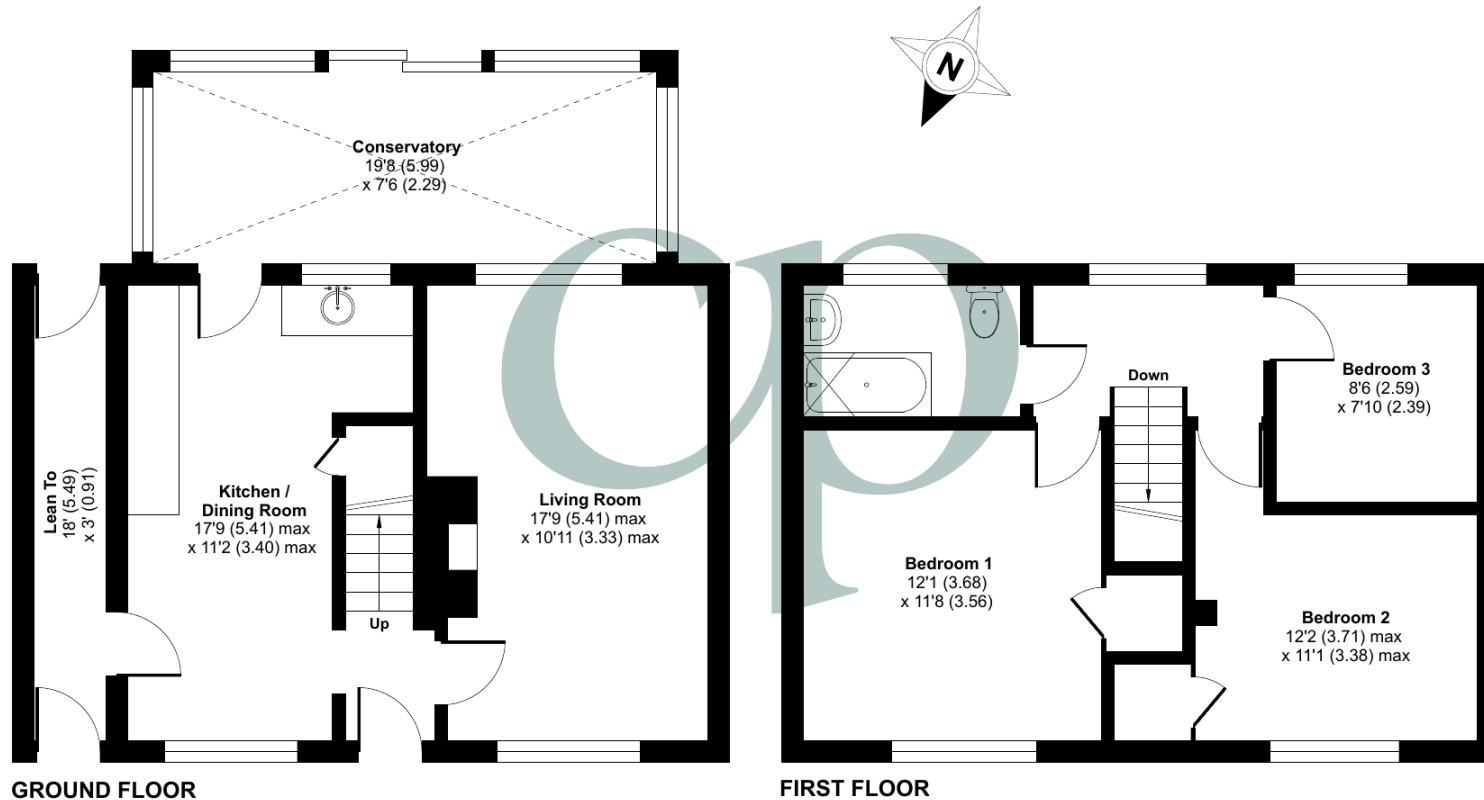
The vendors inform us that as from 1st July 2021 the property is undergoing a treatment plan for Japanese Knotweed. The treatment and monitoring period will finish on or after July 2026. The guarantee which is transferable to the new owners expires on 30th June 2031.

We advise any buyer to check this information with their lender, surveyor and conveyancer prior to exchange of contracts (all related paperwork is available on request).



Approximate Area = 1038 sq ft / 96.4 sq m (excludes lean to)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	56	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2024. Produced for Country Properties. REF: 1137421

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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