



29, Shepherds Place

Shefford,
Bedfordshire, SG17 5BF
£300,000

country
properties

This stylish 2 bedroom coach house in the heart of Shefford is offered in immaculate condition throughout with a part converted garage currently used as a home office, located just a short stroll to local amenities and countryside walks.

- Well presented - move straight in!
- Built in 2019 and still retaining NHBC warranty
- Fully integrated kitchen
- Master bedroom with en-suite shower room
- Allocated off road parking for 2 cars side by side
- Ultra fast full fibre broadband - perfect for those working from home
- Part converted garage currently used as a home office (could be converted back to its original use)
- Ideal first time buy or investment purchase with rental income of approx £1,100 pcm

Ground Floor

Entrance

Door into garage. Radiator. Stairs rising to first floor accommodation.

FIRST FLOOR

Landing

Access to partially boarded loft space covering the entire width of the property, with ladder. Double glazed window to rear. Airing cupboard housing gas boiler plus further storage cupboard. Wood effect flooring. Doors into living room, both bedrooms and bathroom.

Kitchen/Dining/Living Room

19' 9" (max) x 15' 7" (max) (6.02m x 4.75m)
Overall Measurement.

Living/Dining Room

Two double glazed windows to front. Two radiators. Wood effect flooring. Opening to:

Kitchen Area

A range of wall and base units with complementary worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted oven with gas hob and glass splashback with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Wood effect flooring. Double glazed window to rear.



Bedroom 1

13' 1" x 10' 7" (max) (3.99m x 3.23m) Double glazed window to front. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc with concealed cistern and wash hand basin. Chrome heated towel rail. Extractor. Partially tiled walls and tiled flooring. Obscure double glazed window to front.

Bedroom 2

11' 6" x 8' 9" (3.51m x 2.67m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level wc with concealed cistern and wash hand basin. Chrome heated towel rail. Partially tiled walls and tiled flooring. Extractor. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Block paved providing off road parking for 2 cars. External light. Paved pathway to side with gated access leading to further area measuring 1m x 12m and laid to artificial lawn.

Garage/Study

11' 5" x 10' 8" (3.48m x 3.25m) Part converted to provide a home office with power & light connected. Personal door opening onto paved pathway. Door to store room.

Garage

10' 8" x 8' 1" (3.25m x 2.46m) Up & over door to front. Door into entrance hall.

Agents Note

The vendor informs us there is a 250 year lease - commenced in 2019.

Ground rent £200 per annum.

Service charge of £1,173.79 per annum, payable to Warwick Estates for street lighting and communal areas - paid annually.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

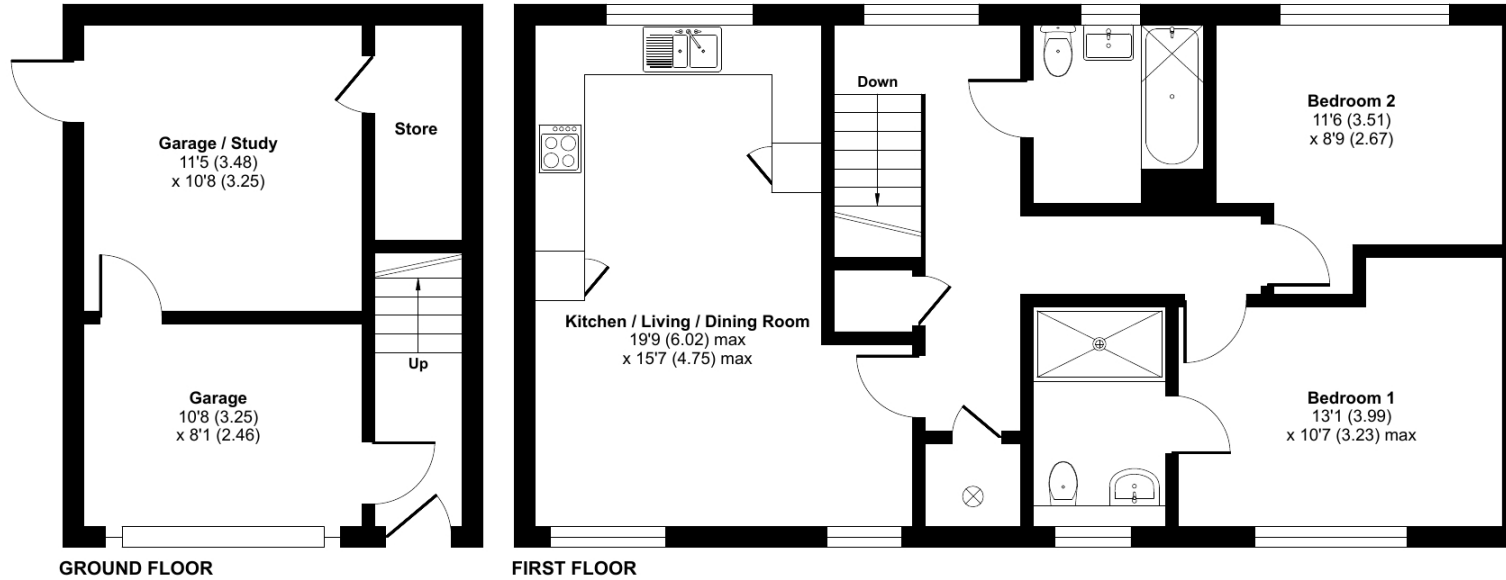


Approximate Area = 1079 sq ft / 100.2 sq m (includes garage / study / store)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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: 1080830

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

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
 T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

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