2 River View, Shefford, Bedfordshire. SG17 5FL

Satchells

2 Bedroom Apartment
Guide Price £230,000 Leasehold

Rarely available! New to the market is this stunning two bedroom ground floor flat, in the popular River View development. This lovely flat comes with its very own secure paved garden and underground parking. Call the office to book your viewing now!

- Two bedroom ground floor flat
- Private garden area
- Underground parking
- En-suite to main bedroom
- Open plan living/kitchen area
- Perfect first purchase
- Close to town centre
- Good rental yield
- Awaiting EPC. Council tax band B

Ground Floor

Entrance Hallway:
Intercom system. Two storage cupboards. Carpeted throughout. Entry to all rooms.

Kitchen:
Abt. 8' 4" x 5' 0" (2.54m x 1.52m) Fitted kitchen with a range of wall and base units. Electric oven and gas hob. Stainless steel sink and drainer. Upvc double glazed window.

Living Room:
Abt. 18' 3" x 13' 5" (5.56m x 4.09m) Dual aspect room with a Juliet balcony. Door to courtyard garden. Upvc double glazed window. Carpet as fitted. Radiator.

Main Bedroom:
Abt. 13' 3" x 13' 0" (4.04m x 3.96m) Upvc double glazed windows. Carpet as fitted. Radiator.

En-Suite:
Three piece suite comprising fitted shower cubicle with glass door, low level flush wc and wash hand basin. Storage cupboard. Tiled flooring.

Bedroom Two:
Abt. 10' 4" x 7' 1" (3.15m x 2.16m) Upvc double glazed window. Carpet as fitted. Radiator.

Family Bathroom:
Three piece suite comprising bath with shower attachment, low level wc and wash hand basin. Storage cupboard. Tiled flooring.

Outside

Garden Area:
Paved garden area enclosed by railings. Seating area. Outside light and tap.

Parking:
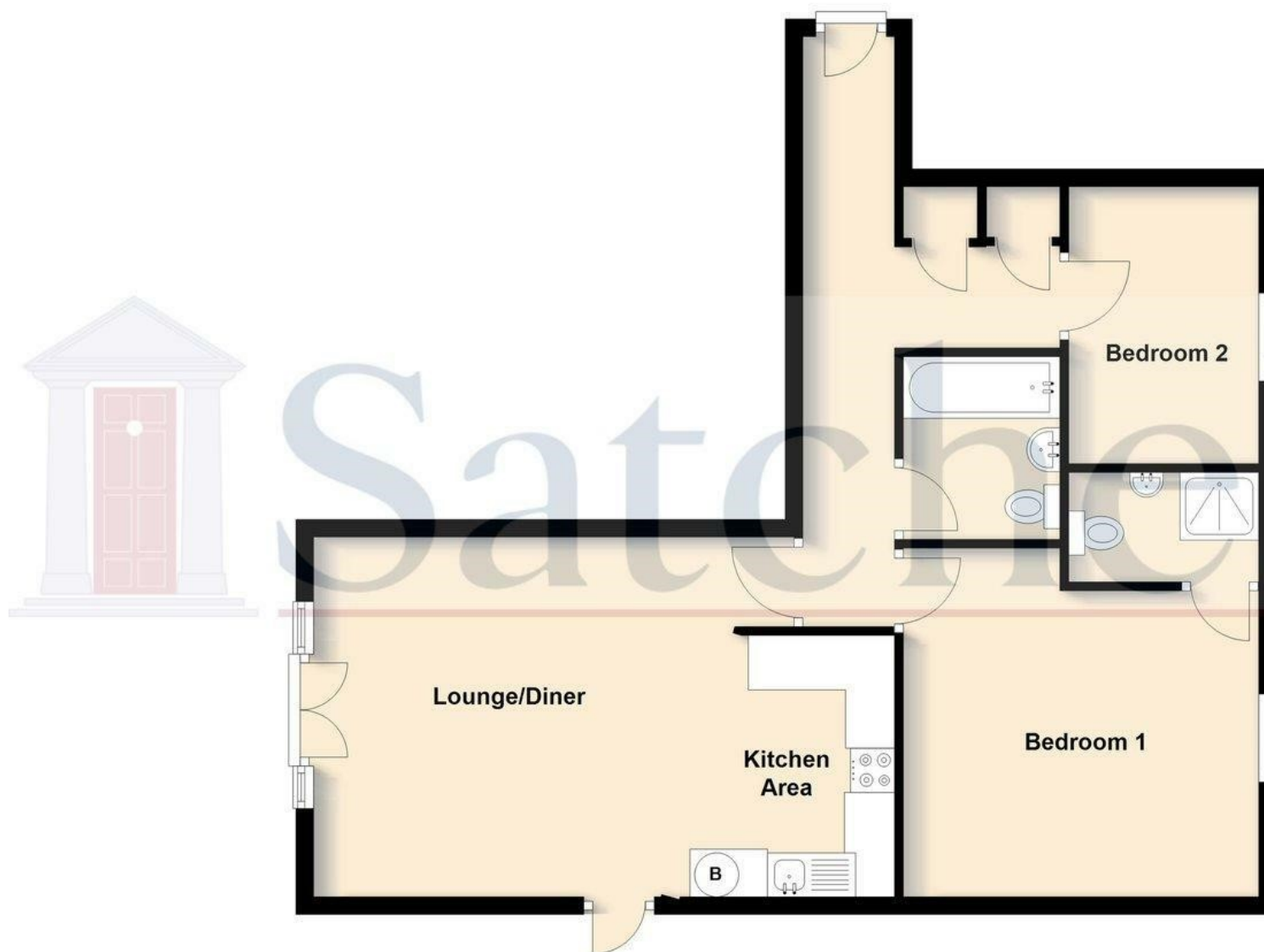Secure underground car park with allocated parking.

Agents Note:
Draft particulars yet to be approved by the vendor and may be subject to change.

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Ground Floor

Bedroom 2

Lounge/Diner

Kitchen Area

B

Bedroom 1

Created by Satchells Estate Agents. For guide purposes only to illustrate the general layout of property. NOT TO SCALE
Plan produced using PlanUp.

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