



2 River View, Shefford, Bedfordshire. SG17 5FL





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.

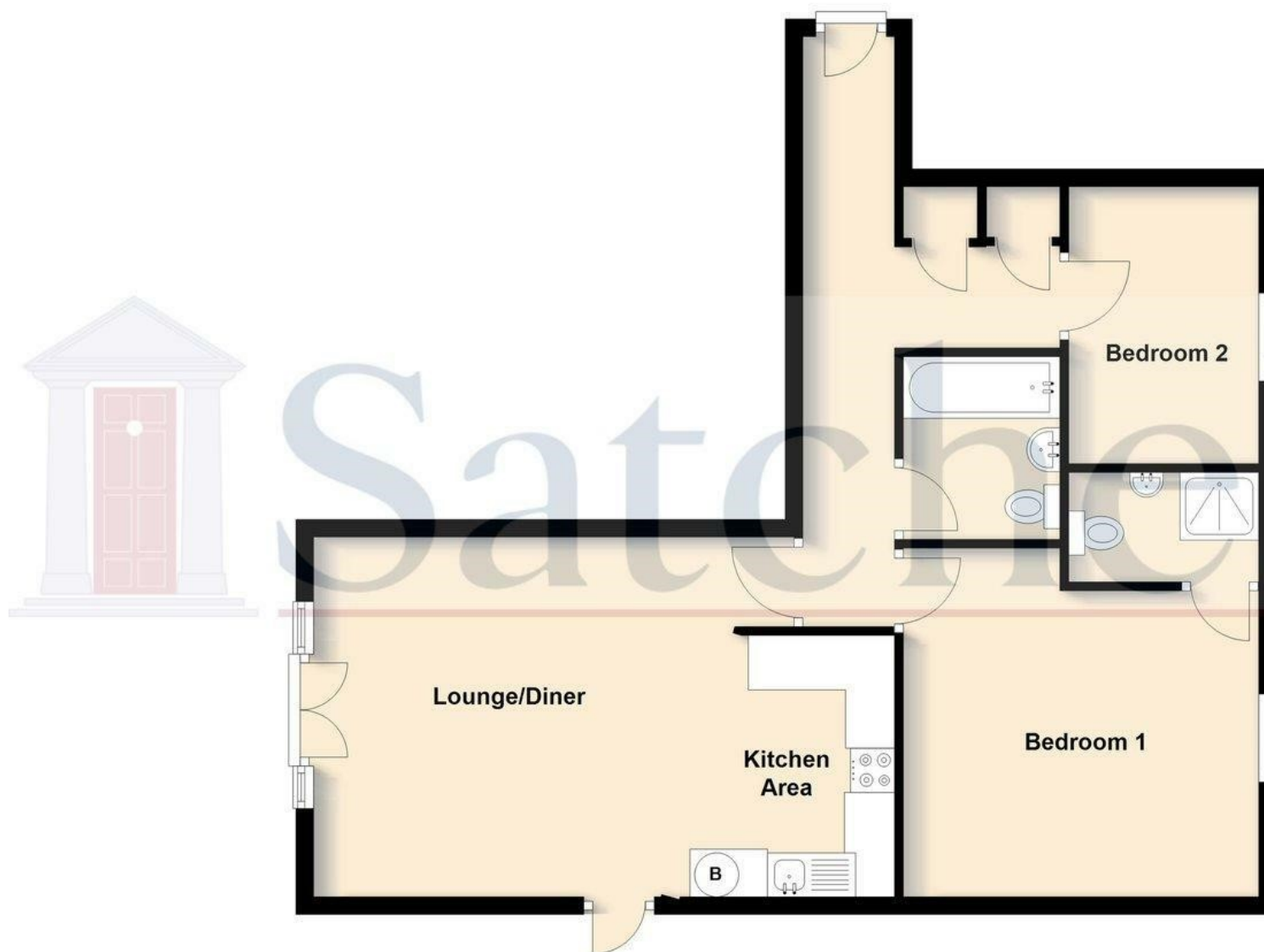
Agents Note:

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

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



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