



133, Clifton Road

Shefford,
Bedfordshire, SG17 5AG
offers in excess of £425,000

country
properties

A beautiful 4 bedroom CHAIN FREE Victorian town house full of character and arranged over four floors with a private garden. Much improved by the owner and only a short stroll into the market town of Shefford with many amenities, highly regarded schooling and countryside walks.

- Beautifully presented – just move in!
- A perfect blend of character with modern and contemporary features
- Victorian features include open fireplaces, curved walls and original doors
- Living room with wood burning stove
- First floor 4-piece bathroom suite with claw foot bath
- Rear garden laid to artificial lawn

GROUND FLOOR

Entrance Hall

Stairs rising to the first floor. Tiled flooring. Doors into bedroom 2 and living room.

Living Room

13' 10" (into bay) x 11' 3" (max) (4.22m x 3.43m) Double glazed walk-in bay window to front with fitted shutters. Victorian style radiator. Inset wood burning stove with feature surround and fitted cupboard to chimney breast recess with shelving. Wood effect flooring. Stairs leading down to the lower ground floor.

Bedroom 2

10' 3" x 10' 0" (3.12m x 3.05m) Double glazed window to rear with fitted shutters. Vertical radiator. Door into:

En-Suite Shower Room

Newly fitted comprising wc, vanity wash hand basin and separate shower cubicle. Wood effect flooring. Extractor fan. Obscure double glazed window to rear.

LOWER GROUND FLOOR

Inner Lobby

Large storage cupboard. Doors into dining room and kitchen.

Dining Room

14' 4" (max) x 10' 9" (4.37m x 3.28m) Wood effect flooring. Radiator. Under stairs storage cupboard. Double glazed window to front with fitted shutters.



Kitchen

14' 8" x 9' 10" (4.47m x 3.00m) Newly fitted stylish kitchen with a range of base units with wood effect worksurfaces and splashbacks. Inset butler sink with mixer tap over. Integrated washing machine and fridge/freezer. Inset induction hob with glass splashback. Two fitted eye level ovens, one with combination/microwave facility. Exposed ceiling beams. Double glazed window to rear. Door into:

Conservatory

14' 6" x 8' 7" (4.42m x 2.62m) Double glazed window and door opening onto the rear garden. Wall mounted gas boiler. Large storage. Tiled flooring. (Potential to add wc - subject to any necessary consents).

FIRST FLOOR

Landing

Stairs rising to second floor. Doors into main bedroom and bathroom.

Bedroom 1

14' 5" (max) x 11' 4" (4.39m x 3.45m) Double glazed window to front with fitted shutters. Built-in mirrored wardrobes. Feature cast iron fireplace. Victorian style radiator.

Bedroom 4

8' 9" x 7' 7" (2.67m x 2.31m) Double glazed window to rear. Radiator.

Bathroom

Four piece suite comprising roll top bath with telephone style mixer tap/shower attachment, separate shower cubicle, pedestal mounted wash hand basin and wc. Victorian style radiator with towel rail. Fully tiled walls and tiled flooring. Obscure glazed window to rear.

SECOND FLOOR

Bedroom 3

14' 5" (max) x 13' 0" (max) (4.39m x 3.96m) Two velux windows to rear. Radiator.

OUTSIDE

Front Garden

Brick retaining wall to front and laid to shingle with quarry tiled pathway and steps up to the front door.

Rear Garden

Laid to artificial lawn with gated access to side providing pedestrian access over neighbouring properties, with number 131 having pedestrian access over 133. Brick built storage shed.

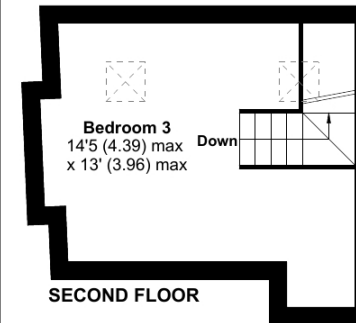
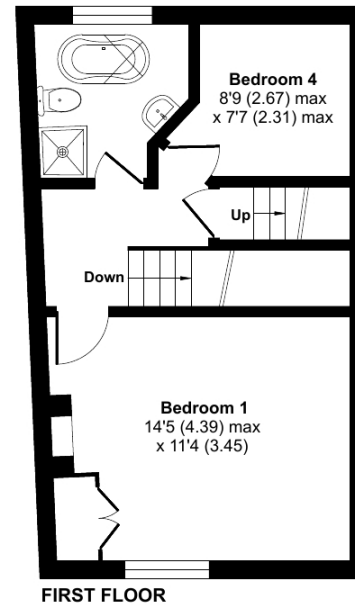
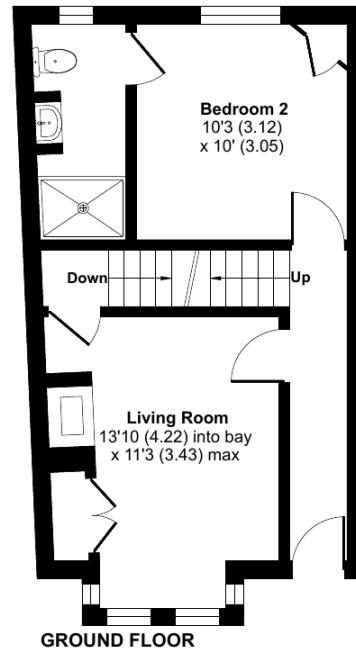
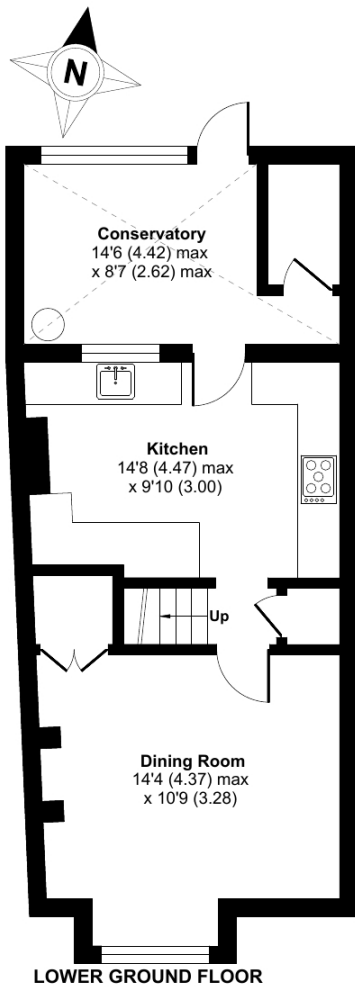
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1443 sq ft / 134 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	43	
(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 2022. Produced for Country Properties. REF: 831893



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

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