



13 High Street, Meppershall, Shefford, Bedfordshire. SG17 5LS

 **Satchells**



3 Bedroom Cottage

Offers in Excess of £315,000 Freehold

A beautifully presented cottage in the picturesque village of Meppershall. With three bedrooms, driveway, rear garden and original features throughout, this property is a must view!

- Three bedrooms
- Cottage
- Village location
- Driveway
- Original beams to ceilings
- Fireplace
- Move in ready
- Freehold
- EPC rating E. Council tax band B

Ground Floor:**Entrance:**

Frosted front door leading to internal hallway.

Internal Hallway:

Doors to all rooms. Stairs to first floor. Wood flooring.

Kitchen:

Abt. 18' 2" x 17' 2" (5.54m x 5.23m) Matching wall and base units with wood worktop over. Stainless steel sink unit with mixer tap. Gas hob and extractor fan. Integrated oven. Boiler. Space for dishwasher and washing machine. Double glazed window above sink. Tiled flooring.

Lounge/Diner:

Abt. 18' 2" x 17' 2" (5.54m x 5.23m) Double glazed window to side and rear. Storage cupboard. Wood flooring. Door to hallway. Beams to ceiling. Feature fireplace with brick-built surround. Door to rear garden.

First Floor:**Bedroom One:**

Abt. 13' 11" x 9' 9" (4.24m x 2.97m) Double glazed window to rear. Radiator. Carpet.

Bedroom Two:

Abt. 11' 7" x 8' 10" (3.53m x 2.69m) Double glazed to front. Radiator. Carpet. Built-in wardrobe.

Bedroom Three:

Abt. 11' 7" x 8' 10" (3.53m x 2.69m) Double glazed to front. Radiator. Carpet.

Bathroom:

White three piece bathroom suite comprising of low level WC, vanity unit with inset wash basin. Paneled bath with shower over. Radiator.

Additional Information:**Agents Note:**

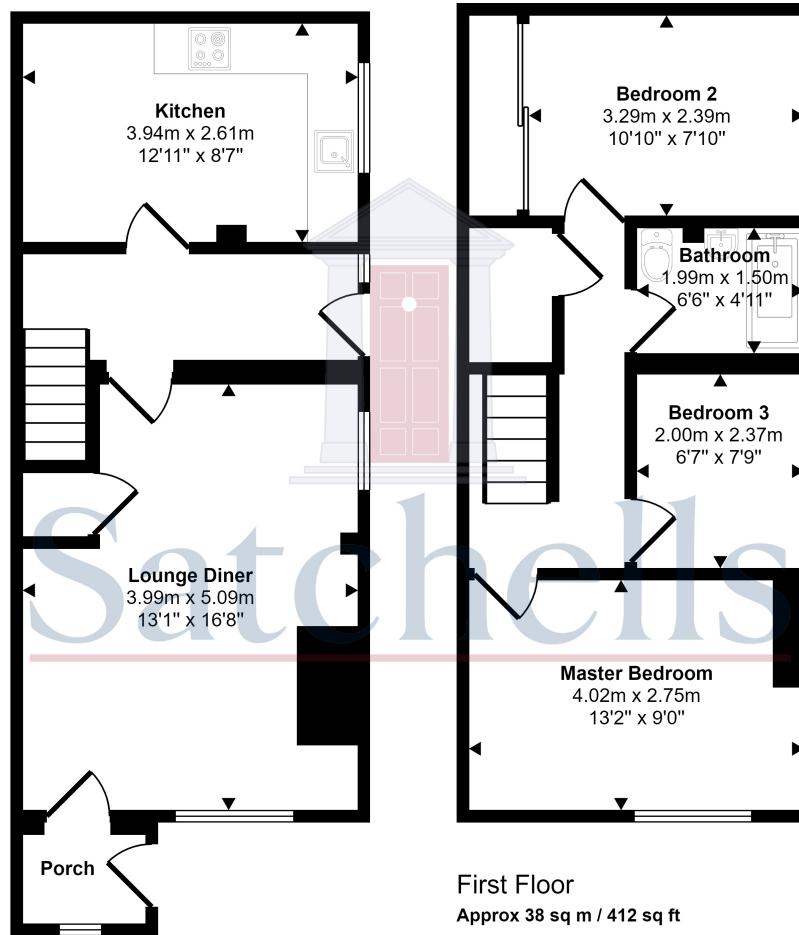
Draft details yet to be approved by the vendor and may be subject to change.





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.

Approx Gross Internal Area
78 sq m / 835 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.