



# 16, Southfields

Shefford,  
Bedfordshire, SG17 5AS  
£275,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Make your mark on this spacious 2 double bedroom detached bungalow with a large south westerly facing rear garden. Potential to extend or adapt the current layout, subject to any necessary consents.

- Offered with no upward chain
- Dual aspect living room
- Gas radiator heating
- Sunny south westerly aspect rear garden
- Driveway providing off road parking for several cars
- Countryside walks nearby

## GROUND FLOOR

### Entrance Hall

Storage cupboard. Radiator. Doors into living room, both bedrooms and bathroom

### Living Room

15' 2" x 10' 2" (4.62m x 3.10m) Dual aspect with windows to front and side. Radiator.

### Kitchen

10' 1" x 9' 0" (3.07m x 2.74m) A range of wall and base units with complementary worksurfaces, upstands and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Plumbing and space for dishwasher. Space for cooker with extractor hood over. Window to side.

### Utility Room

9' 9" x 6' 0" (2.97m x 1.83m) Wood construction on brick base with windows and door to rear garden. A range of base units with worksurfaces over.

### Bedroom 1

11' 10" x 10' 2" (3.61m x 3.10m) Window to rear. Radiator. Cupboard housing gas boiler.



## Dining Room/Bedroom 2

11' 10" x 10' 3" (3.61m x 3.12m)  
Window to front. Radiator.

## Bathroom

Suite comprising walk-in bath with shower attachment, bidet, pedestal mounted wash hand basin and low level wc. Partially tiled walls. Extractor. Two obscure glazed windows to rear.

## OUTSIDE

### Front Garden

Enclosed with picket fencing and laid to lawn with pathway to front door and gated access to rear garden. Door to store room. Driveway providing off road parking for several cars.

### Rear Garden

Laid mainly to lawn with paved pathway to rear. Greenhouse. Door to store room. Gated access to front.

### Store Room

Window and door to front. Power and light connected.

## AGENT NOTE:

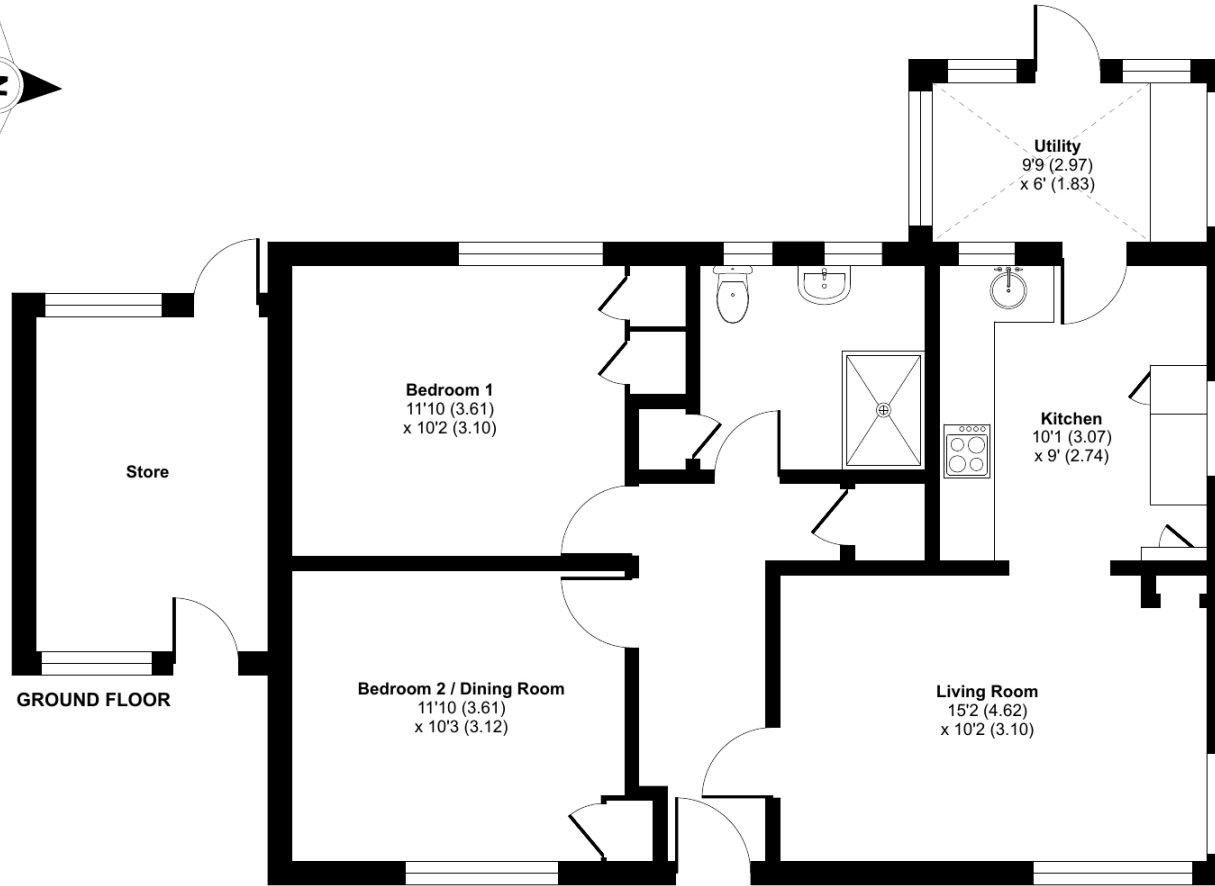
The property was built as a PRC (Precast reinforced concrete). Repairs have been made to the property and a PRC certificate was issued in 1992. The PRC certificate is available upon request. We would advise any buyer taking out a mortgage to check the PRC certificate meets their lenders criteria prior to making a formal offer and to discuss this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 751 sq ft / 69.7 sq m (excludes store)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2023. Produced for Country Properties. REF: 1013022



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 valuation, contact the numbers listed on the brochure.

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

