



Palmer Close, Shefford, Bedfordshire. SG17 5EE





3 Bedroom Terraced House

Offers in the region £350,000 Freehold

**** OPEN DAY VIEWINGS ALL OVER BANK HOLIDAY WEEKEND
****Nestled in the heart of Shefford, this fully sympathetically refurbished three-bedroom terrace house offers a blend of modern luxury and classic charm. Move-in ready, no upper chain. A new boiler, updated electric system, and a pristine bathroom, it ensures convenience from day one. The open-plan living area boasts a separate luxurious kitchen, perfect for entertaining. Bi-fold doors leading to a newly designed south-facing garden provides a tranquil retreat, three generously sized bedrooms provide ample space for rest and relaxation.



- Fully refurbished to an excellent standard
- Three bedroom family home
- Bi-fold doors leading to the rear garden
- Double glazed throughout
- Gas central heating
- Bespoke fixtures and fittings
- Garage
- Walking distance of town and outstanding ofsted schools
- No upper chain
- EPC rating D. Council tax band C

Ground Floor

Lobby:

Composite front door. Storage cupboard. Solid wood door leading into:

Dining/Lounge:

Lounge Area: Abt 15' 10" x 11' 7" (4.83m x 3.53m)

Dining Area: Abt 11' 9" x 8' 2" (3.58m x 2.49m)

Solid wood doors and flooring throughout. Double glazed window to front and sliding bi-folds leading out to the garden. Radiator. Spotlights. Brand new electrics and fully re-plastered. Stairs to first floor with bespoke handmade glass panelled balustrade.

Kitchen:

Abt. 11' 8" x 7' 1" (3.56m x 2.16m) Double glazed window to front. Modern selection of new base and wall units. Tiled splashback. Wooden effect work surface. Electric induction hob, fan assisted oven with extractor. Brand new boiler, new electrics and re-plastered. Stainless steel single sink and drainer with swan neck tap. Large pantry cupboards. Space and plumbing for washing machine. Space for fridge/ freezer. Spotlights.

First Floor

Landing:

Glass panelled balustrade. Carpet as fitted. Airing cupboard. Loft hatch.

Master Bedroom:

12' 6" x 9' 1" (3.81m x 2.77m) Double glazed window to rear. Solid panelled wood door. Radiator. Newly fitted carpet.

Bedroom Two:

Abt. 11' 0" x 7' 11" (3.35m x 2.41m) Double glazed window to front. Solid panelled wood door. Radiator. Newly fitted carpet.

Bedroom Three :

Abt. 8' 8" x 6' 5" (2.64m x 1.96m) Double glazed window to rear. Solid wood panelled door. Radiator. Newly fitted carpet.

Family Bathroom

Abt. 7' 8" x 5' 4" (2.34m x 1.63m) Two obscure double glazed windows. Fully tiled. New wood flooring. Suite comprising low level vanity wc, full length bath with panel and shower with hand held shower unit with a glass partition and vanity sink with basin and mixer taps.

External

Front Garden:

Front lawn with path.

Rear Garden:

Bi-folds with single door that can be used fully open or in parts. Patio and pathway. Access through rear gate to garage and parking area.

Agents Note:

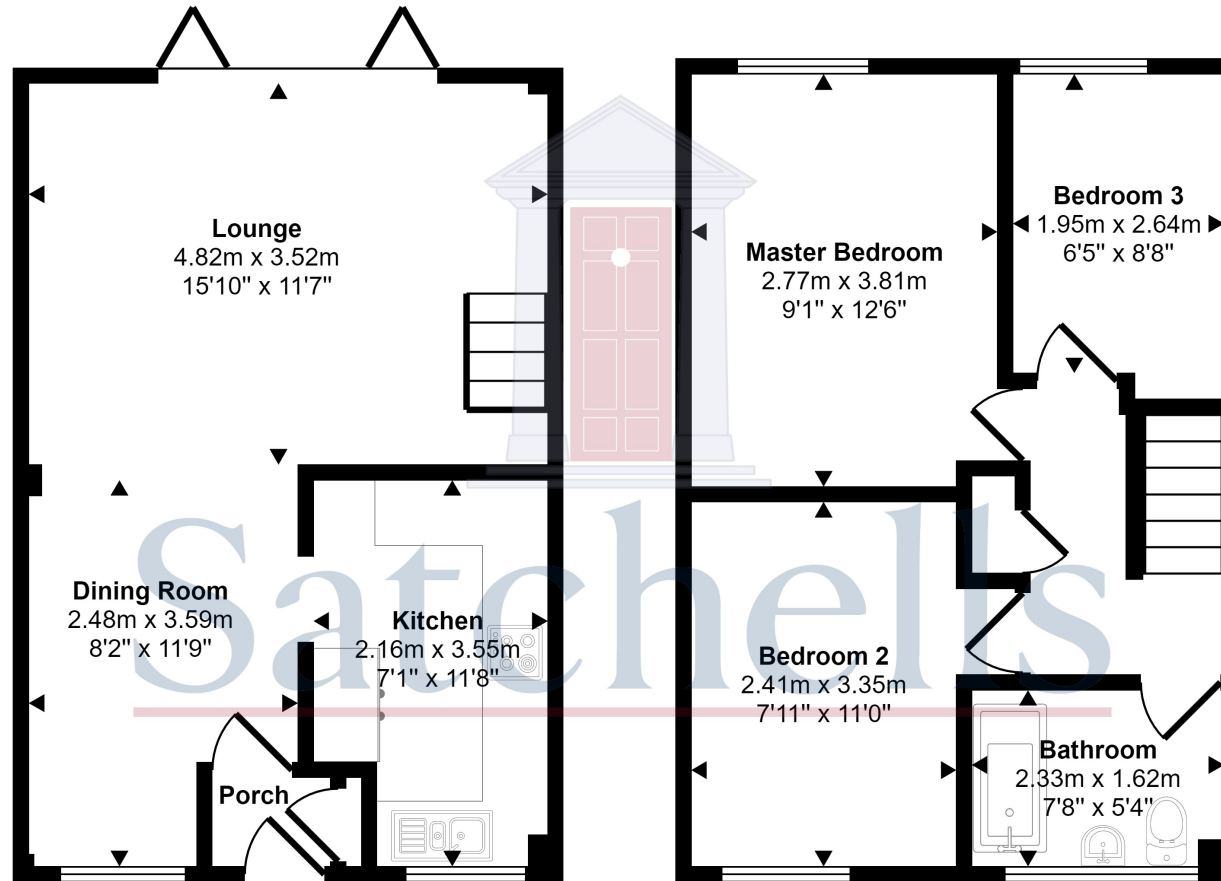
Draft particulars yet to be approved by the vendor and may be subject to change.





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.

Approx Gross Internal Area
70 sq m / 757 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft

First Floor
Approx 36 sq m / 382 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.