



New Street, Shefford, Bedfordshire. SG17 5BW





## 3 Bedroom Semi-Detached House

### Guide Price £325,000 Freehold

CHAIN FREE- New to the market is this three bedroom semi detached property in need of modernisation that sits close to local schooling and within walking distance to the town centre. OPEN DAY ON SATURDAY 18TH JANUARY 2025, call for times.

- Three double bedrooms
- CHAIN FREE
- Close to local schooling
- Garage & driveway
- En-suite to principle bedroom
- Needs modernising throughout
- Close to town centre
- Low maintenance rear garden
- Potential to extend (STP)
- EPC rating D. Council tax band D

## Ground Floor

### Living Room:

Abt. 14' 7" x 11' 3" (4.45m x 3.43m) Laid to carpet throughout with a large bay window to the front, cupboard storage under the stairs with double doors leading onto;

### Kitchen/Dining Room:

Abt. 16' 3" x 7' 9" (4.95m x 2.36m) Open plan space with the kitchen housing a range of worktops and both fitted and free-standing units. Dining area currently has a four-seater table in and back door to the rear garden.

## First Floor

### Principle Bedroom:

Abt. 11' 3" x 10' 3" (3.43m x 3.12m) Laid to carpet with fitted blinds, radiator and space for a king size bed, leads into;

### Ensuite To Principle Bedroom:

Mosaic pattern tile walls and flooring, fitted shower cubicle, low level flush WC and sink wash hand basin. Fitted cabinet unit.



### Bedroom Two:

Abt. 9' 0" x 7' 5" (2.74m x 2.26m) Carpet, fitted blinds, curtains and radiator.

### Bedroom Three:

Abt. 9' 0" x 6' 1" (2.74m x 1.85m) Wood effect flooring, fitted shelves, radiator. Fitted blinds and curtain pole.

### Family Bathroom:

Tile flooring with fitted bathtub, splashback with tile border with low level flush WC and sink wash basin.

## Outside

### Front & Rear Garden:

Block paved driveway with electric roller door to garage and door to the rear leading onto garden which is laid to lawn mainly with patio seating area.

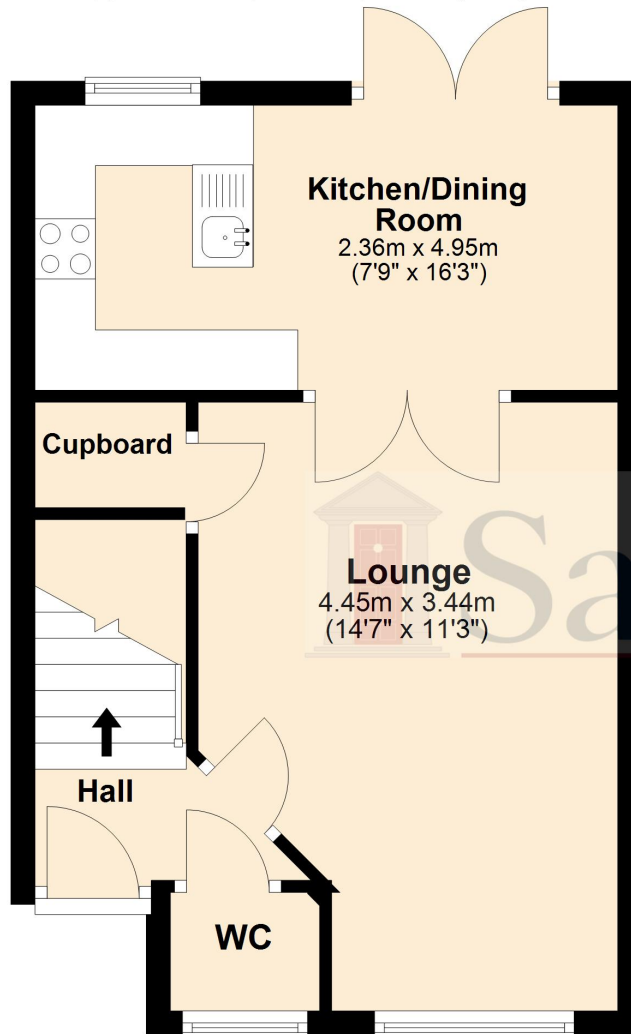
### Agents Note:

Draft particulars yet to be approved by 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.

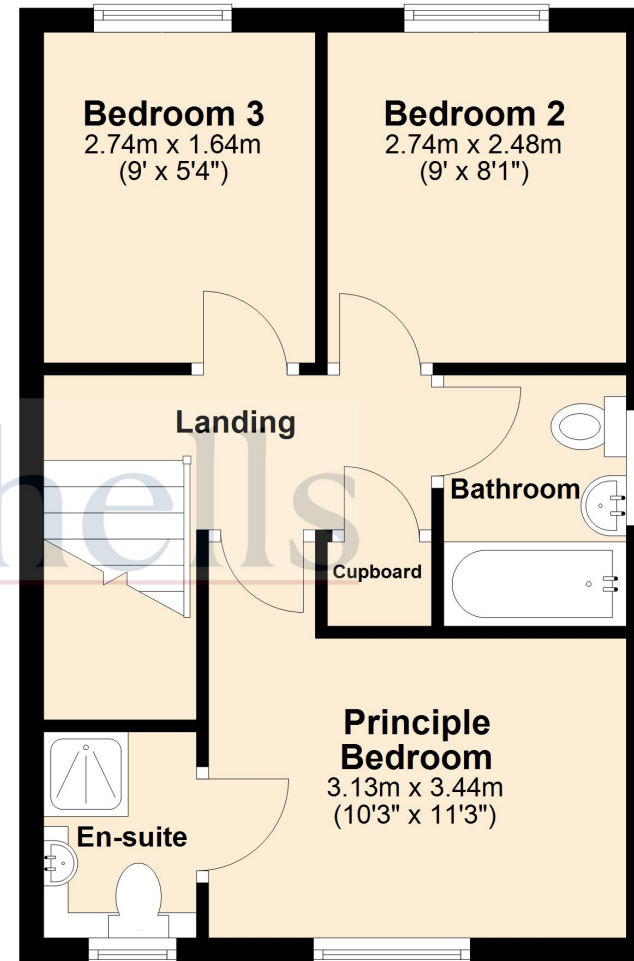
## Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.