



4, George Street

Shefford,
Bedfordshire, SG17 5BP
O.I.R.O £350,000

country
properties

This 2 bedroom link detached bungalow is offered in superb condition having been completely refurbished throughout and is situated within a short walk to local shops and amenities.

- Just move straight in!
- Stylish re-fitted kitchen and shower room
- Both bedrooms with fitted wardrobes
- New Karndean flooring throughout
- Garage with power/light with off road parking in front
- Close to bus route providing direct link into Hitchin and Bedford
- Offered with no upward chain

GROUND FLOOR

Entrance Porch

Double glazed window to front. Karndean flooring. Door into kitchen/breakfast room.

Kitchen/Breakfast Room

20' 0" (max) x 10' 9" (max) (6.10m x 3.28m) A range of base units with complementary grey worksurface and splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven and induction hob with glass splashback. Integrated fridge/freezer and washing machine. Full height larder cupboard. Wall mounted gas boiler enclosed in full height cupboard. Karndean flooring. Radiator. Full height double glazed window to front. Double glazed door to side providing access to the front of property. Opening to:

Living/Dining Area

17' 11" (max) x 11' 3" (max) (5.46m x 3.43m) Overall measurement - including dining area. Double glazed french doors with sidelights opening onto the rear garden. Radiator. Karndean flooring.



Dining Area

Double glazed window to side. Radiator. Karndean flooring. Open plan to:

Inner Hall

Karndean flooring. Double glazed door to rear garden. Doors into shower room and both bedrooms.

Bedroom 1

12' 3" (max) x 9' 3" (max) (3.73m x 2.82m) Full height double glazed window to front. Karndean flooring. Radiator. Fitted wardrobes with sliding doors.

Bedroom 2

12' 5" (max) x 8' 10" (max) (3.78m x 2.69m) Full height double glazed window to front. Radiator. Karndean flooring. Fitted wardrobes with sliding doors.

Shower Room

Suite comprising double shower enclosure, low level wc with concealed cistern and vanity wash hand basin. Fully tiled walls. Karndean flooring. Chrome heated towel rail. Extractor fan. Double glazed window to rear.

OUTSIDE

Front Garden

Low level fencing to front with mature planting and slate borders.

Parking

Driveway parking for one car and providing access to garage.

Rear Garden

Laid to artificial lawn with large paved patio area and raised flower beds. Power points. Cold water tap. Personal door to garage.

Garage

Up & over door with power/light connected. Personal door to rear garden.

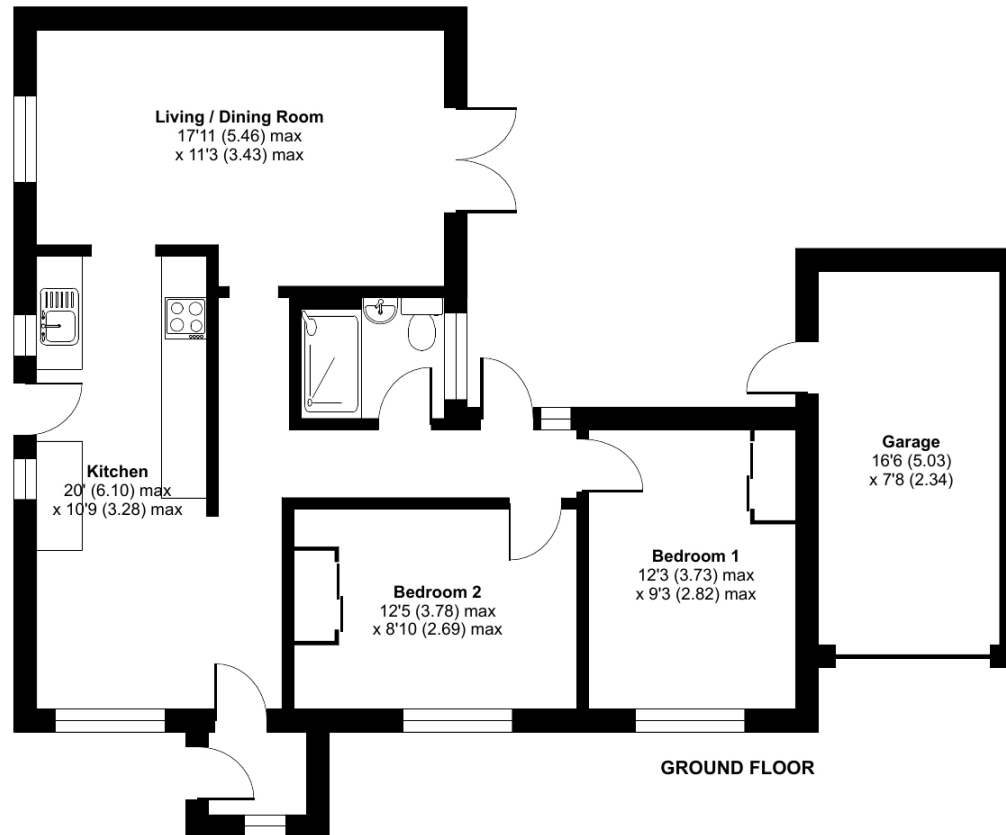
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 751 sq ft / 69.7 sq m
Garage = 132 sq ft / 12.3 sq m
Total = 883 sq ft / 82 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		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(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 2023. Produced for Country Properties. REF: 961404



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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