



14, Southfields

Shefford,
Bedfordshire, SG17 5AS
£275,000

COUNTRY PROPERTIES
PART OF HUNTERS

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

- Offered with no upward chain
- Sunny westerly facing rear garden
- Bathroom and separate WC
- Double glazed windows
- Potential to extend/adapt the current layout *subject to planning consents
- Countryside walks nearby

GROUND FLOOR

Entrance Hall

Two storage cupboards. Storage heater. Doors into both bedrooms, wc, bathroom and lounge.

Lounge

14' 11" x 11' 1" (4.55m x 3.38m) Dual aspect with double glazed windows to front and side. 'Parkray' heater with tiled hearth. Door to kitchen.

Kitchen

10' 2" x 9' 0" (3.10m x 2.74m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Space for electric cooker. Washing machine to remain. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Extractor fan. Storage cupboard. Double glazed windows to side and rear. Door to:

Sun Room

Aluminium frame glazed to all sides with door opening onto the rear garden.

Bedroom 1

11' 9" x 10' 2" (3.58m x 3.10m) Double glazed window to rear. Fitted storage with hanging rail.

Bedroom 2

Double glazed window to front. Built-in storage with shelving.



WC

Low level wc. Obscure double glazed window to rear.

Bathroom

Suite comprising panel enclosed bath and pedestal mounted wash hand basin with tiled splashback. Storage heater. Extractor fan. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to shingle with paved pathway to front door and timber fence to front. Side garden laid to lawn with flower and shrub borders.

Rear Garden

Laid mainly to lawn with large paved patio area. Timber shed to remain. Service light. Gated access to front.

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. We advise any buyer to discuss this information with their legal representative prior to exchange of contracts.

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



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 71 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 26 | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

SOUTHFIELDS - SHEFFORD

TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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

