



# 6, Annas Meadow

Shefford,  
Bedfordshire, SG17 5SS  
£375,000

country  
properties

**\*\* OPEN HOUSE VIEWING (BY APPOINTMENT ONLY \*\* SATURDAY 29TH MARCH  
- 11.00 - 12.30 \*\*** Built by Messrs Redrow Homes this well presented 3  
bedroom home set in a cul de sac location is offered in excellent condition  
throughout. Just move in !

## Ground Floor

### Entrance Hall

Stairs rising to first floor. Radiator.  
Door into living room.

### Living Room

15' 5" x 11' 8" (4.70m x 3.56m) Multi  
pane double glazed window to front  
aspect. Radiator. Door into inner  
lobby.

### Inner Lobby

Storage cupboard. Door into  
Kitchen/Diner and Cloakroom.

### Cloakroom

Pedestal wash hand basin. Low level  
wc. Radiator. Wood effect flooring.

## Kitchen/Dining Room

14' 11" x 10' 10" (4.55m x 3.30m) A range  
of wall and base units fitted with  
complementary work surface over.  
Inset stainless steel sink and drainer  
fitted with mixer tap over. Built-in  
electric oven and gas hob with  
stainless steel splashback and  
extractor hood over. Space and  
plumbing for washing machine and  
dishwasher. Space for fridge freezer.  
Wood effect flooring. Double glazed  
doors leading into rear garden.  
Radiator.

## First Floor

### Landing

Loft access. Radiator. Doors into all  
bedrooms and bathroom.



### Bedroom 1

15' 1" x 8' 0" (4.60m x 2.44m) Multi pane double glazed window to rear aspect. Radiator.

### Bedroom 2

15' 5" x 8' 2" (4.70m x 2.49m) Multi pane double glazed window to front aspect. Radiator.

### Bedroom 3

11' 1" x 6' 11" (3.38m x 2.11m) Multi pane double glazed window to rear aspect. Radiator.

### Bathroom

Obscure double glazed window to front aspect. Three piece suite comprising fully enclosed bath with mains shower over and glass side screen. Low level wc. Pedestal wash hand basin. Shaver point. Radiator. Wood effect flooring. Shelved storage cupboard.

### Outside

#### Front Garden

Paved pathway leading to front door. Shrub borders.

### Rear Garden

Laid mainly to lawn. Timber shed (to remain). Gated access to front aspect.

### Parking

Allocated parking for 2 cars.

### Agents Note

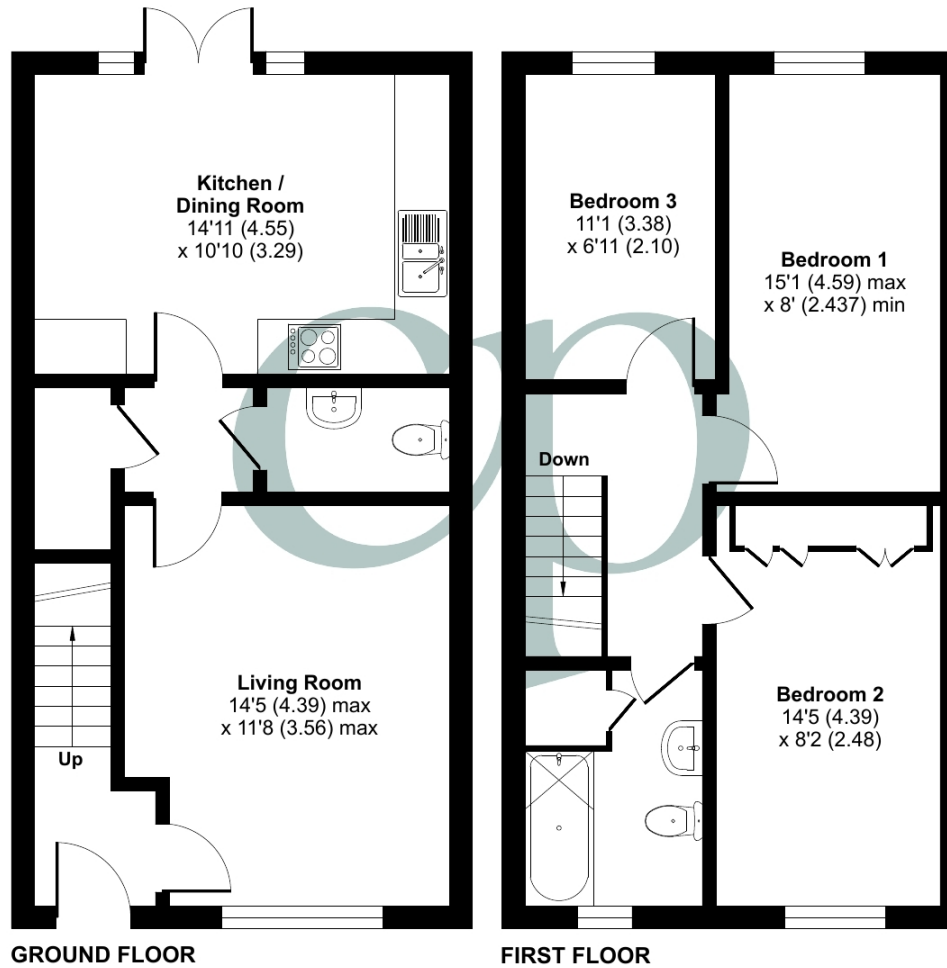
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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



Approximate Area = 894 sq ft / 83.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1208979

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## Viewing by appointment only

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