



Grange Street, Clifton, Shefford, Bedfordshire. SG17 5EW

| Satchells



2 Bedroom Semi-Detached House Offers in Excess of £235,000 Freehold

Discover this charming period cottage nestled in the picturesque village of Clifton, directly opposite the tranquil duck pond. This lovely home offers a bright yet cosy living room, kitchen with charming breakfast area and access to the courtyard garden —perfect for outdoor relaxation.

- CHAIN FREE
- Two bedrooms
- Ideal first time buy or investment
- Private courtyard garden
- Upstairs bathroom
- Recently decorated
- Lovely views over Clifton Duck pond
- Walking distance from local amenities
- Viewing highly recommended
- EPC rating D. Council tax band B



Ground Floor

Lounge:

Abt. 12' 3" x 11' 9" (3.73m x 3.58m) Double glazed front door opens into the living room. Electric fireplace. Window to front aspect. Door leading to kitchen. Carpeted. Stairs rising to first floor. Radiator.

Kitchen:

Abt. 12' 5" x 8' 5" (3.78m x 2.57m) The kitchen offers a range of matching wall and base units with complimentary worksurfaces over. Stainless steel sink with drainer and mixer tap. Splashback tiles. Laminate flooring. Window to rear aspect. Wall mounted boiler. Radiator. Door leading to garden.

First Floor

Bathroom:

A Three piece suite comprising a panelled bath with shower over, wash hand basin and low level wc. Wood effect flooring. Splash back tiles. Ceiling light.

Bedroom One:

Abt. 10' 0" x 9' 3" (3.05m x 2.82m) A double bedroom with window to front aspect. Built in storage. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 9' 7" x 6' 5" (2.92m x 1.96m) A single bedroom with window to rear aspect. Built in storage. Radiator. Carpeted.

Outside Garden:

A fully enclosed private courtyard garden with brick wall surround.

Additional Information:

The Local Area:

Clifton is a charming village renowned for its community spirit and picturesque scenery. It has been a regular winner of "Bedfordshire's Best Kept Village" competition. Local amenities include a post office/village store, two public houses, an Indian restaurant, butchers, and a petrol station. Enjoy leisure activities at the local Cricket Club, large playing fields, and the community centre. The village also boasts excellent schools, including Clifton All Saints Academy and Samuel Whitbread Academy, making it ideal for families.

Anti-Money Laundering (AML):

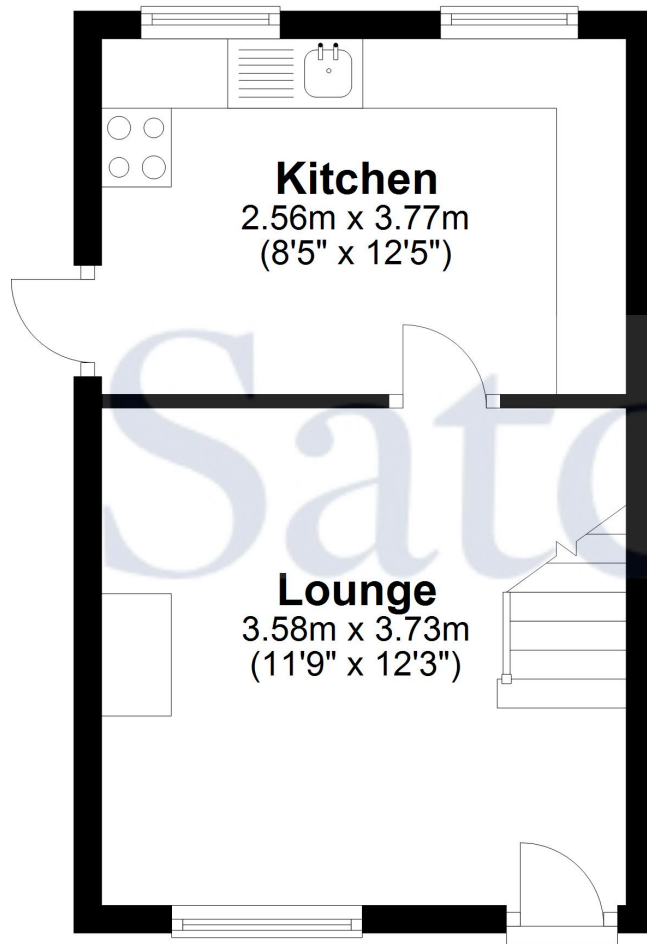
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



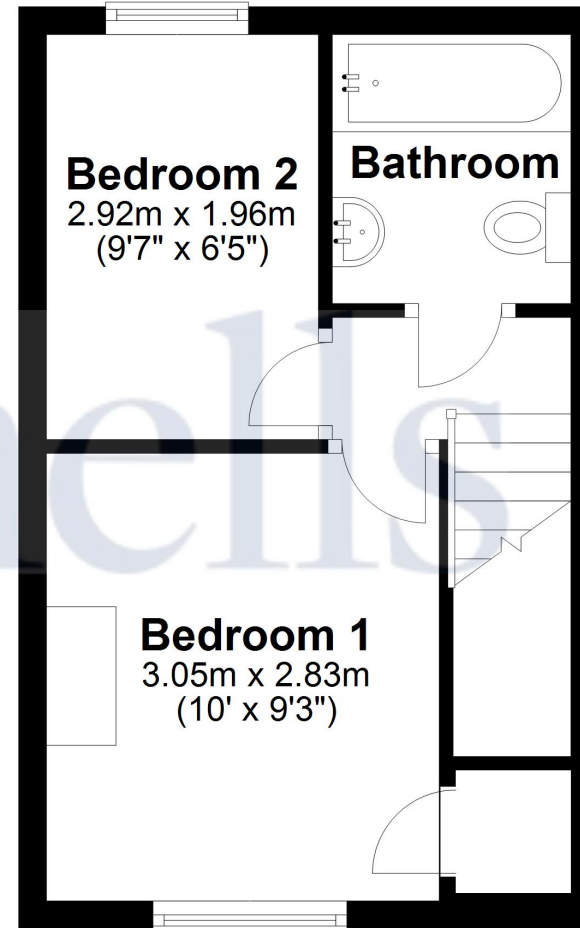
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

Satchells

Ground Floor



First Floor



For illustrative 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.