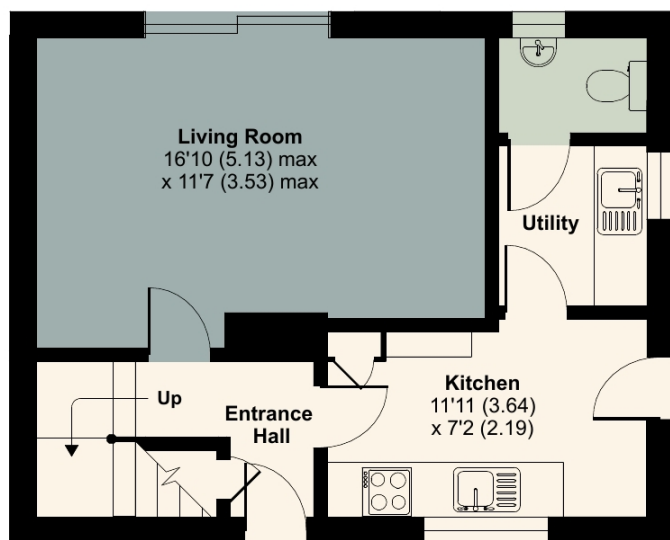


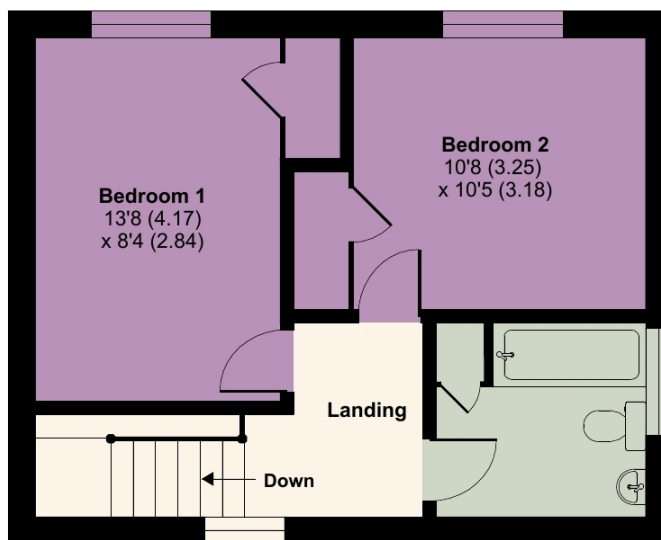


Approximate Area = 820 sq ft / 76.1 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1368798



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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

An exciting opportunity to make your mark on this two double bedroom semi-detached home, offering fantastic potential to extend or adapt the current layout (subject to the necessary consents). Perfectly positioned just a short stroll from the heart of Shefford, this property benefits from close proximity to a wide range of local amenities, bus links, and highly regarded schools.

- Offered with NO UPWARD CHAIN
- With its superb location and scope to add value, this home presents an ideal opportunity for first-time buyers, downsizers, or investors alike.
- Two double bedrooms – both with built in wardrobes
- Country side walks on your doorstep – ideal for walking the dog
- Low maintenance westerly facing private rear garden
- Rental Value approx £1,300 pcm

Ground Floor

Entrance Hall

Stairs rising to first floor. Under stair storage cupboard. Doors leading to Lounge, Kitchen/Breakfast room.

Lounge

Double glazed patio doors to rear. 2 radiators.

Kitchen

Double glazed windows to front. Double glazed door to side. A range of wall & base units with complementary worksurfaces over. Breakfast bar. Stainless steel sink & drainer with mixer tap over. Electric oven & 4 ring gas hob with extractor fan over. Space for fridge freezer. Tiled splashbacks. Wood effect flooring. Radiator.

Utility Room

Double glazed window to side. Radiator. Tiled flooring. Space & plumbing for washing machine and tumble dryer. Stainless steel sink & drainer with mixer tap over. Door leading to



Cloakroom

Obscure double glazed window to rear. Pedestal wash hand basin. WC. Tiled flooring.

First Floor

Landing

Double glazed window to front. Loft access. Radiator. Doors leading to all rooms.

Bedroom 1

Double glazed window to rear. Built in wardrobe. Radiator.

Bedroom 2

Double glazed window to rear. Built in wardrobe. Radiator.

Bathroom

Obscure double glazed window to side. Three piece suite comprising panel enclosed bath with mixer taps & shower over, pedestal wash hand basin, low level WC. Part tiled walls. Extractor fan. Radiator. Air conditioning unit.

Outside

Front Garden

Mainly laid to gravel . Paved pathway to front door. The kerb currently isn't dropped, potential buyers would need to contact the local council to get any necessary consents. Gated access to rear.

Rear Garden

Paved patio area. Mainly laid to lawn with raised sleeper beds. Storage shed. Pathway provides gated access to front.

Agents Note

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

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

