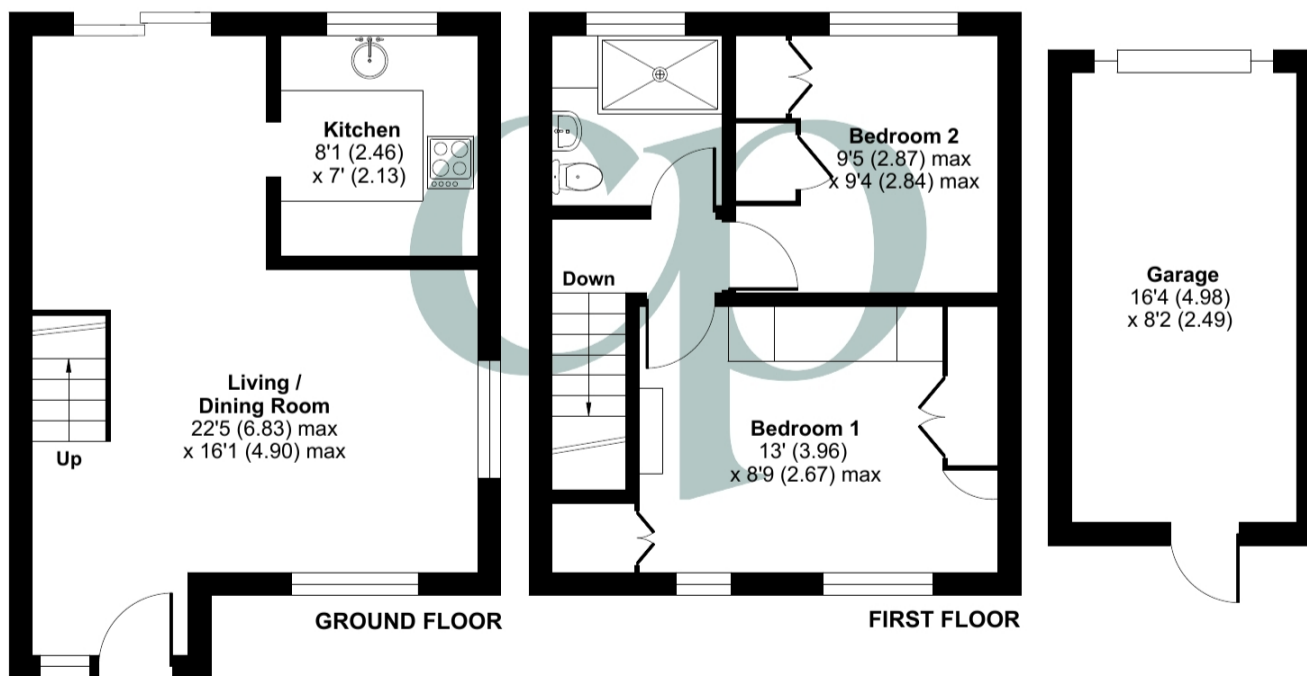




Approximate Area = 647 sq ft / 60.1 sq m  
Garage = 133 sq ft / 12.3 sq m  
Total = 780 sq ft / 72.4 sq m  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1177353

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



This two double bedroom end of terrace home with a garage is a stones throw from Sheffords popular High Street, local amenities and bus links. The property is offered with no upward chain and would make a great First Time buy or investment purchase.

- OFFERED WITH NO UPWARD CHAIN
- 22ft Kitchen/Breakfast room with doors onto the rear garden
- 2 double bedrooms with built in wardrobes
- An abundance of countryside walks on your doorstep - perfect for walking the dog !
- Garage to rear
- A short drive to nearby Arlesey for rail links into the city
- Approx rental figure £1,150-£1,200 PCM

## GROUND FLOOR

### Entrance Porch

Stairs rising to first floor accommodation. Opening into:

### Living Room

16' 1" x 22' 5" (4.90m x 6.83m) Multi pane double glazed window to front. Radiator. Electric feature fireplace with wooden mantle over and marble effect hearth. Opening into:

### Dining Room

Double glazed french doors with sidelights, opening onto the rear garden. Door into:

### Kitchen

7' 0" x 8' 1" (2.13m x 2.46m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset sink with drainer and mixer tap over. Space for electric oven with integrated extractor hood over. Space for washing machine. Integrated Fridge/Freezer. Wall mounted gas boiler.

## FIRST FLOOR

### Landing

Doors into both bedrooms and bathroom.



### Bedroom 1

8' 9" x 13' 0" (2.67m x 3.96m) Two multi pane double glazed windows to front. Radiator. A range of fitted furniture and wardrobes.

### Bedroom 2

9' 4" x 9' 5" (2.84m x 2.87m) Double glazed multi pane window to rear. Radiator. Fitted wardrobes.

### Bathroom

Suite comprising of walk in shower, wash hand basin and low level wc. Obscure multi pane double glazed window to rear.

## OUTSIDE

### Front Garden

Low maintenance paved garden with external light. Gated access to rear and garage provided off Old Station Way.

### Rear Garden

Mainly laid to lawn with paved patio area. Pathway leading to personal door into garage and gated access to rear.

### Garage

Up & over door to front.

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

