



76 Ivel Road, Shefford, Bedfordshire. SG17 5LB





2 Bedroom Semi-Detached House Offers in Excess of £320,000 Freehold

Perfect for first time buyers! This beautiful two bedroom semi-detached home boasts open plan living with a sleek and modern kitchen opening into the living area with French doors out onto the garden. Two double bedrooms, en-suite and family bathroom complete the stunning upstairs. Outside the patio and lawn garden is perfect for entertaining. Call now to avoid missing out!

- Open plan living
- Two allocated parking spaces
- En-suite to master bedroom
- Two double bedrooms
- Modern kitchen
- Downstairs cloakroom
- Perfect for first time buyers
- West facing garden
- Viewing highly recommended
- Awaiting EPC. Council tax band C

Ground Floor

Entrance Hall:

Tiled flooring. Radiator. Doors leading to cloakroom, storage cupboard and living room.

Cloakroom:

Tiled floor. Obscured window to front aspect. Tiles to all splash back areas. Low level WC and hand wash basin.

Lounge:

Abt. 14' 7" x 12' 10" (4.45m x 3.91m) Wood effect flooring. French doors to garden. Under stairs storage cupboard. Radiator.

Kitchen:

Abt. 8' 6" x 7' 5" (2.59m x 2.26m) Tiled flooring. Range of matching wall and base units with complimentary work surfaces. Sink with mixer tap. Integrated oven and hob with extractor hood. Breakfast bar area. Plumbing for washing machine. Tiled to all splash back areas. Window to front aspect. Radiator.

First Floor

Bedroom One:

Abt. 11' 0" x 10' 5" (3.35m x 3.17m) Carpet as fitted. Radiator. Window to rear aspect. Fitted wardrobes. Door leading to en-suite.

En-Suite:

White suite comprising of fully tiled shower cubicle, low level WC and hand wash basin. Tiled flooring and tiles to splash back areas. Obscured window to rear aspect.

Bedroom Two:

Abt. 11' 1" x 7' 8" (3.38m x 2.34m) Carpet as fitted. Radiator. Window to front aspect.

Family Bathroom:

Three-piece suite comprising of bath with shower over, low level WC and hand wash basin. Tiled flooring. Tiled walls to splash back areas and an obscured window to front aspect.

External

Front Garden:

Small lawn enclosed by railings with a gate leading up a path to the front door.

Rear Garden:

Paved patio area, grass lawn, gate leading to allocated parking spaces. Garden shed.

Agents Note:

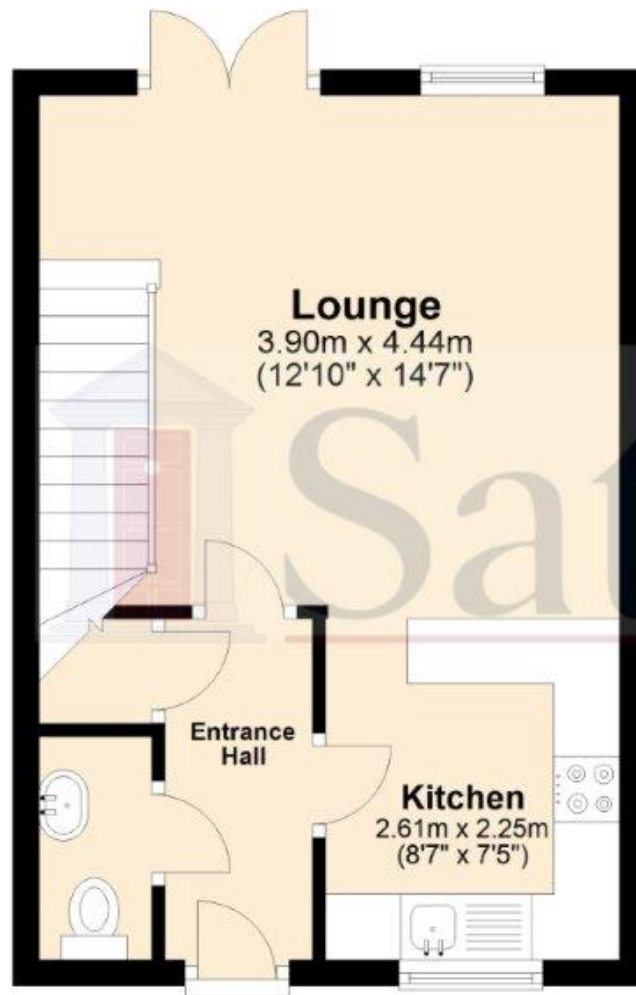
Draft particulars yet to be approved by the vendor and may be subject to change.



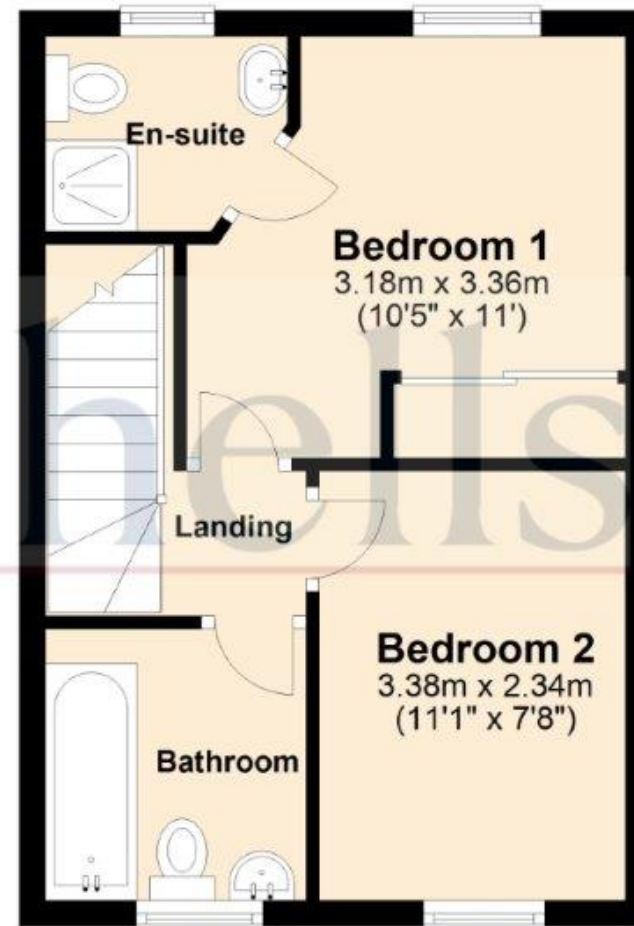


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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.