



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







## 2 Bedroom Semi-Detached House

### Guide Price £250,000 Freehold

CHAIN FREE: Located across from the "Duck Pond," this charming period cottage has two bedrooms and a nice, low-maintenance courtyard garden. If you're searching for something with character in a charming village setting, this recently decorated home is would be the perfect purchase for a homemover or an investment opportunity.

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

## **Ground Floor**

### **Lounge:**

Abt. 12' 3" x 11' 9" (3.73m x 3.58m) Window to front aspect. Door leading to kitchen. Carpet as fitted. Stairs rising to first floor. Electric fireplace. Radiator.

### **Kitchen:**

Abt. 12' 5" x 8' 5" (3.78m x 2.57m) Window to rear aspect. Range of matching wall and base units with complimentary worksurfaces over. Stainless steel sink with drainer and mixer tap. Laminate flooring. Radiator. Door leading to garden.

## **First Floor**

### **Bathroom:**

Three piece suite comprising bath with shower over, wash hand basin and low level wc.

## **Bedroom One:**

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

## **Bedroom Two:**

Abt. 9' 7" x 6' 5" (2.92m x 1.96m) Window to rear aspect. Built in storage. Radiator. Carpet as fitted.

## **Outside**

### **Garden:**

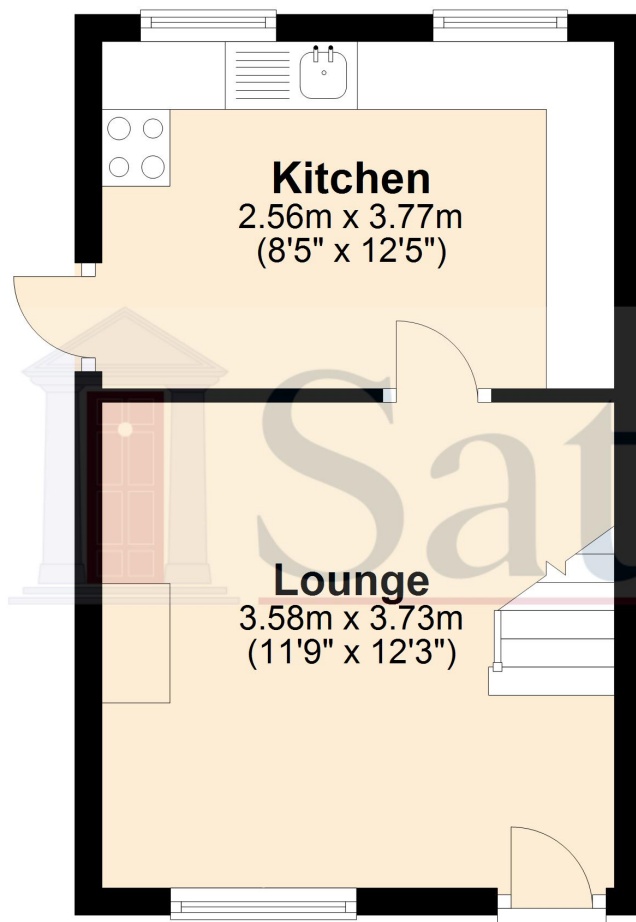
Private courtyard garden.



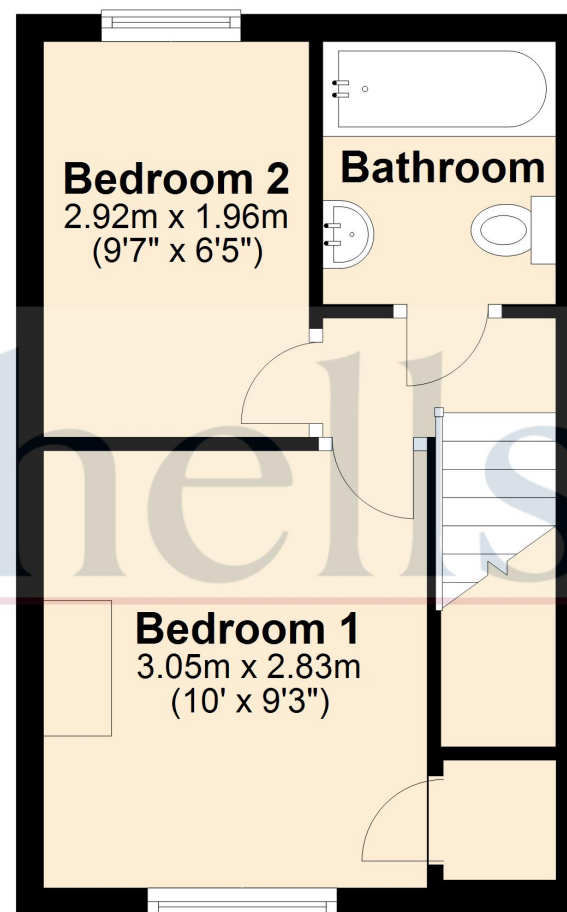
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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