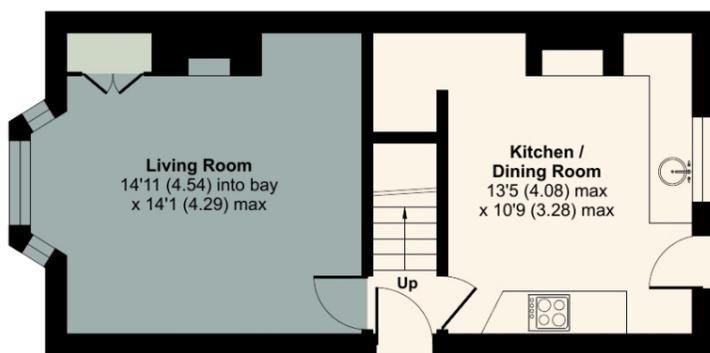




Approximate Area = 1135 sq ft / 105.4 sq m (excludes garage)
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	58

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1393645



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

Set in a gated development of just 6 properties and offering over 1,100 sq ft of well-proportioned living accommodation, this attractive period home combines character and space with the convenience of a central town location. The property features three generous double bedrooms and retains the charm. Well positioned for easy access to a wide range of local amenities, shops, cafés and transport links.

- OFFERED WITH NO UPWARD CHAIN
- Low maintenance courtyard garden - ideal for 'Alfresco' evenings
- Potential to create an en-suite, subject to any necessary consents
- Single garage en-bloc via gated access.
- Feature split level landing with three double bedrooms
- Well positioned for town centre amenities
- Ideal investment opportunity with approx rental income of £1,700 pcm

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Doors into kitchen/diner and lounge.

Living Room

14' 11" x 14' 1" (4.55m x 4.29m) Walk-in multi pane sash bay window to front. Picture rail. Open fireplace with timber surround and tiled hearth. Wood effect flooring. Radiator.

Kitchen/Diner

13' 5" x 10' 9" (4.09m x 3.28m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built-in electric oven and 4-ring gas hob with stainless steel extractor hood over. Integrated fridge and washing machine. Ceramic tiled flooring. Feature fireplace with timber surround. Radiator. Opening to under stairs storage cupboard with shelving. Multi pane window to rear. Door opening onto courtyard garden.



First Floor

Landing

Split level with doors into all rooms. Radiator. Large storage cupboard.

Bedroom 1

15' 6" x 14' 1" (4.72m x 4.29m) Feature Victorian style fireplace with timber surround. Picture rail. Multi pane walk in sash bay window to front. Radiator.

Bedroom 2

13' 7" x 10' 0" (4.14m x 3.05m) Multi pane sash window to front. Radiator.

Bedroom 3

10' 11" x 9' 4" (3.33m x 2.84m) Window to rear. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level flush wc and pedestal mounted wash hand basin. Feature fireplace. Cupboard housing gas boiler. Tiled splashbacks. Obscure glazed window to rear. Access to loft space.

Outside

Rear Garden

Brick wall enclosed with gated access leading to parking.

Garage

Fitted with up & over door.

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

