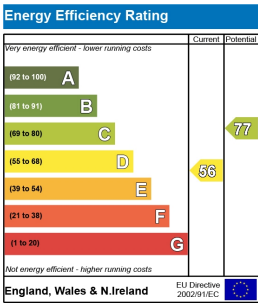
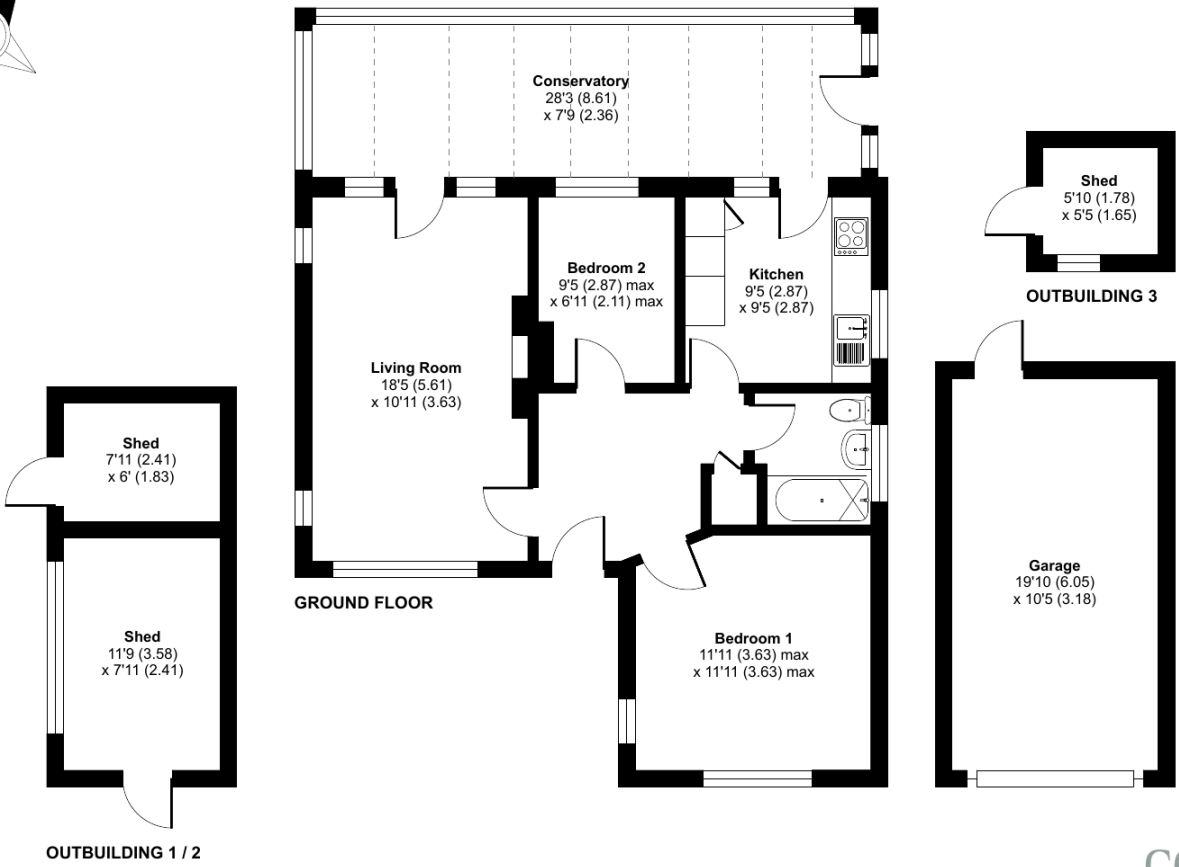




Approximate Area = 1096 sq ft / 101.8 sq m (includes garage)
Outbuildings = 173 sq ft / 16.1 sq m
Total = 1269 sq ft / 117.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Country Properties. REF: 803835



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 valuation, contact the numbers listed on the brochure.

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 detached 2 bedroom bungalow is well positioned with good sized front & rear gardens and located just a short stroll to Shefford town centre and amenities.

- Detached garage with power and light
- Block paved driveway providing off road parking for several cars
- Great size front and rear gardens
- A short stroll to Shefford High Street
- Offered with no upward chain

GROUND FLOOR

Entrance Hall

Airing cupboard housing hot water cylinder and further storage cupboard. Radiator. Doors into living room, kitchen, both bedrooms and bathroom.

Living Room

18' 5" x 10' 11" (5.61m x 3.33m) Dual aspect room with double glazed window to front and two double glazed windows to the side. Two radiators. Two wall lights. Coal effect gas fire with brick surround and tiled hearth. (Currently capped off) Double glazed door leading into the conservatory.

Kitchen

9' 5" x 9' 5" (2.87m x 2.87m) A range of wall and base level units with rolled edge surfaces and tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Fitted Neff electric double oven. Inset four ring gas hob with extractor hood over. Wall mounted enclosed gas boiler. Radiator. Tiled floor. Loft access. Double glazed window to side and door to rear leading to conservatory.



Conservatory

28' 3" x 7' 9" (8.61m x 2.36m) Double glazed construction with windows and door opening onto the rear garden. Two radiators. Two wall lights.

Bedroom 1

11' 11" (max) x 11' 11" (max) (3.63m x 3.63m) Dual aspect with double glazed windows to side and front. Radiator. Wood effect flooring.

Bedroom 2

9' 5" (max) x 6' 11" (max) (2.87m x 2.11m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising of low level wc, pedestal mounted wash hand basin and panel enclosed bath with mixer tap and shower attachment. Partially tiled walls. Radiator. Obscure double glazed window to side.

OUTSIDE

Front Garden

Accessed via double gates leading to block paved driveway providing off road parking for several cars. Mainly laid to lawn with mature shrubs.

Rear Garden

Laid mainly laid to lawn with patio area and mature borders. Three garden sheds - to remain. Cold water tap. Enclosed with timber fencing with gated access from either side of the property to the front.

Detached Garage

Up & over door and power/light connected. Personal door to rear garden.

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

