



Shefford, Bedfordshire. SG17 5LB

Satchells



2 Bedroom Semi-Detached House £325,000 Freehold

IDEAL FIRST TIME BUY A beautifully presented two-bedroom cottage full of character and charm! Boasting a garage, off road parking and a west facing rear garden. Situated only a short walk to Shefford town centre!

- Chain free
- Two bedrooms
- 20ft lounge/diner
- Garage
- Off road parking
- Feature fireplace
- West facing garden
- Short walk to town
- Character cottage
- Awaiting EPC. Council tax band C

Ground Floor**Porch:**

Tiled flooring. Door leading to living room/dining area.

Living Room/Diner:

Abt. 20' 2" x 12' 0" (6.15m x 3.66m) Wood effect flooring. Ceiling lights. Radiator. Feature fireplace. Storage cupboard under the stairs. Windows to the front and rear aspect. Door leading to the kitchen. Stairs leading to the first floor.

Kitchen:

Abt. 9' 8" x 6' 8" (2.95m x 2.03m) Matching wall and base units, wood affect laminate worktops, stainless steel sink and drainer, extractor fan, gas hob and oven. Appliances included washing machine, fridge freezer, and integrated dishwasher. Wood effect flooring. Ceiling light. Door to the side. Window to the rear aspect.

First Floor**Landing:**

Carpet flooring. Ceiling light. Doors to all rooms

Bedroom One:

Abt. 10' 6" x 12' 0" (3.20m x 3.66m) Carpet flooring. Radiator. Ceiling light. Window to the front aspect.

Bedroom Two

Abt. 9' 3" x 6' 5" (2.82m x 1.96m) Carpet flooring. Ceiling light. Window to rear aspect. Radiator.

Bathroom:

Three-piece suite comprising of a low-level WC, hand wash basin and bath with handheld overhead shower. Wood effect flooring. Ceiling light. Windows to the rear and side aspect. Storage cupboard.

Outside**Rear Garden:**

Externally the property offers a private driveway leading to a single garage and parking. The property also offers a private garden mainly laid to lawn with a patio area perfect for dining and entertaining.

Additional Information**Agents Note:**

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: TBC

Electric: Mains

Drainage: Mains

Flood risk: Yes - flooded in the last 5 years.

Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: C

Council tax payable: £2,232.79

For further material information please contact the office marketing this property.



These particulars are a guide only and do not constitute an offer or a contract with. 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.