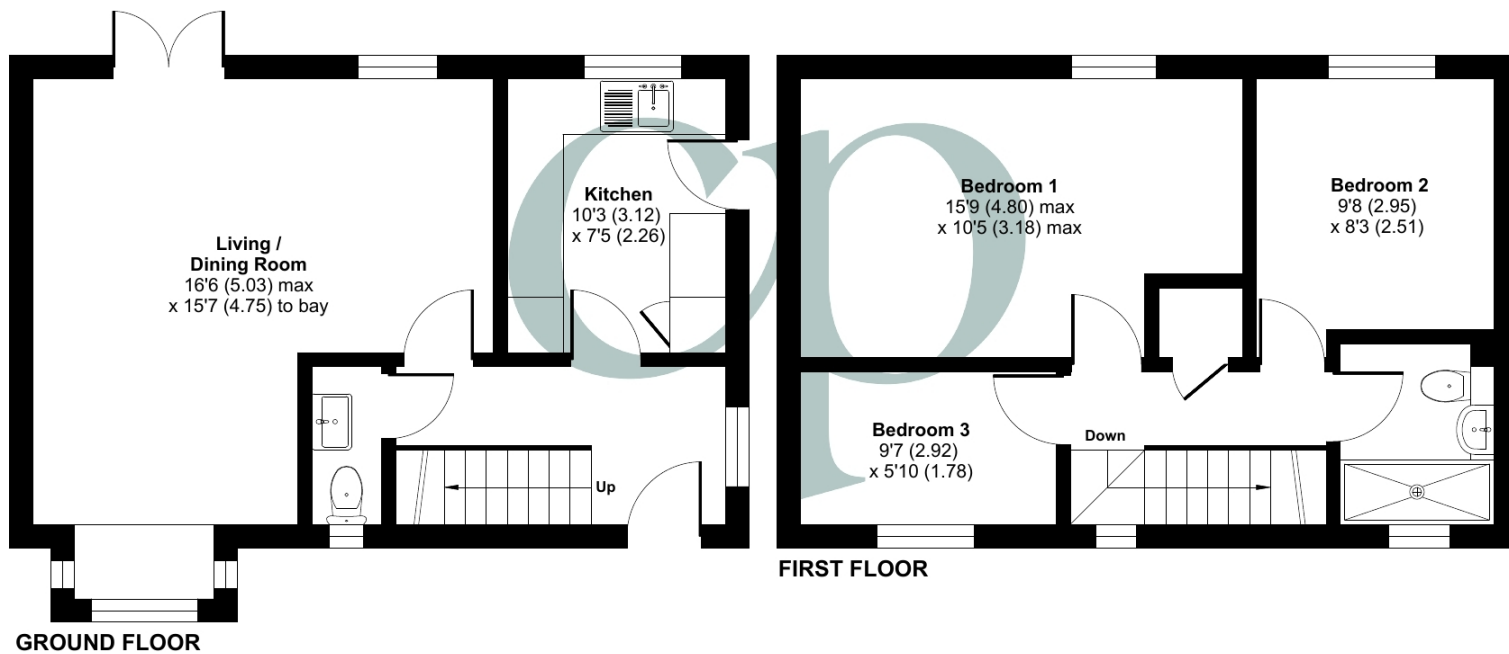




Approximate Area = 808 sq ft / 75 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1197988

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

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Set in a small cul de sac of similar homes, this 3 bedroom detached home has been completely updated by the current owners and boasts a new kitchen and shower room installed in 2021. The property is just a short stroll to local shops and amenities.

- Georgian style double glazed multi pane windows
- New combination boiler installed February 2022
- 16ft6 Living/Dining Room with double doors onto rear garden
- Single garage with power and light
- Paved driveway provides off road parking
- Re-fitted cloakroom

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Double glazed window to side aspect. Wood effect flooring. Doors into cloakroom, kitchen and living/dining room.

Cloakroom

Suite comprising vanity wash hand basin and low level flush wc. Tiled flooring, radiator. Obscure multi pane double glazed window to front.

Kitchen

10' 3" x 7' 5" (3.12m x 2.26m) A range of wall and base units with rolled edge worksurfaces over, high gloss brick effect splashbacks. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built-in electric eye level oven and grill with electric hob and extractor hood over. Space and plumbing for washing machine. Integrated fridge freezer. Integrated slimline dishwasher. Multi pane double glazed window to rear and obscure double glazed door to side giving access to front and rear. Wood effect flooring.

Living/Dining Room

16' 6" (max) x 15' 7" (to bay) (5.03m x 4.75m) Multi pane double glazed window to rear. Double glazed double doors onto rear garden. Multi pane double glazed box window to front. Radiator. Wood effect flooring. .



FIRST FLOOR

Landing

Multi pane double glazed window to front. Storage cupboard with shelving. Loft access with ladder to part boarded loft space with wall mounted gas boiler (Installed 2021). Doors into all rooms.

Master Bedroom

15' 9" (max) x 10' 5" (max) (4.80m x 3.17m) Two multi pane double glazed windows to rear. Two radiators. Radiator.

Bedroom 2

9' 8" x 8' 3" (2.95m x 2.51m) Double glazed window to rear aspect. Radiator.

Bedroom 3

9' 7" x 5' 10" (2.92m x 1.78m) Double glazed window to front aspect. Radiator. Fitted double wardrobe with sliding doors.

Shower Room

Large double shower cubicle. Vanity wash hand basin, low level wc. Ceramic tiled flooring, chrome heated towel rail. Tiled splashbacks, extractor fan, shaver point. Obscure multi pane double glazed window to front.

OUTSIDE

Front Garden

Paved pathway to front door with stone borders. Paved parking area in front of garage.

Rear Garden

Patio area laid mainly to lawn with flower and shrub borders. Water tap. Gated access to front.

Garage

Single garage with up and over door. Power and light.

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

