

# 31, St Francis Court

Shefford,  
Bedfordshire, SG17 5RU  
£895 pcm

FEES: (Inc. VAT) Referencing/admin: £300.00 per tenancy. Guarantor £100.00. Holding Fee: (Becomes first months rent) payable after satisfactory references have been received. Deposit one and a half months rent, two months if pets are acceptable, payable at the start of tenancy. Renewal of Tenancy Agreement £102. Check out: £120 payable at end of tenancy for 1-3 bedroom properties

**COUNTRY PROPERTIES**  
PART OF HUNTERS

Ideally situated in the heart of Shefford, close to all local amenities. Benefiting from a washing machine and oven and allocated parking.

- TWO BEDROOMS
- EPC RATING C

- UNFURNISHED

## Ground Floor

### Communal Entrance

Stairs rising to first and second floor.

## Second Floor

### Entrance Hall

Entrance door. Security phone system. Doors to kitchen and lounge. Stairs rising to third floor.

### Kitchen

10' 11" x 6' 9" (3.33m x 2.06m) A range of eye and base units providing storage and work surfaces. Inset sink and drainer. Washing machine & Oven.

### Lounge

18' 8" x 7' 10" (5.69m x 2.39m)

## Third Floor

### Landing

Doors to all rooms.

### Bedroom One

12' 2" x 6' 9" (3.71m x 2.06m)

### Bedroom Two

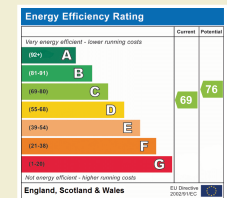
11' 6" x 8' (3.51m x 2.44m)

### Bathroom

Three piece suite comprising low level WC, panel enclosed bath, wash hand basin.

### Allocated Parking Space

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Viewing by appointment only

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