



9, Cedar Close

Shefford,
Bedfordshire, SG17 5RT
£284,000

COUNTRY PROPERTIES

PART OF HUNTERS

Set in a small cul de sac this 2 bedroom semi detached house is well presented throughout and boasts a stylish re fitted kitchen with a single garage and off street parking.

- Well presented - move straight in!
- Stylish re-fitted kitchen
- Master bedroom with built in wardrobe
- New boiler installed in 2018
- 16ft Garage with power & light
- Set in a quiet cul de-sac location

GROUND FLOOR

Entrance Porch

Double glazed windows to front and side. Wood effect flooring. Door into:

Living Room

13' 4" x 11' 8" (4.06m x 3.56m)
Double glazed window to front. Radiator. Under stairs storage area. Wood effect flooring. Two radiators.

Kitchen/Diner

11' 8" x 9' 11" (3.56m x 3.02m) Re fitted with a range of wall and base units with complementary worksurfaces and splash-backs. Inset stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine. Built in electric oven and induction hob with glass splash-back and stainless steel extractor hood over. Space for fridge/freezer. Two double glazed windows to rear. Wall mounted gas boiler enclosed in cupboard. Radiator. Door to rear garden.



FIRST FLOOR

Landing

Access to partially boarded loft space with ladder and light. Doors into all rooms.

Bedroom 1

11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed window to front. Radiator. Built in wardrobe with mirrored sliding doors.

Bedroom 2

11' 8" x 7' 8" (3.56m x 2.34m)

Double glazed window to rear. Wood effect flooring. Radiator.

Bathroom

Suite comprising panel enclosed bath with mains shower and telephone style mixer tap with glass side screen, pedestal wash hand basin and low level wc. Partially tiled walls. Airing cupboard housing hot water tank and shelving. Chrome heated towel rail. Ceramic tiled floor.

OUTSIDE

Rear Garden

Private enclosed garden laid to artificial lawn with paved patio area. Cold water tap. Gated access to side.

Garage

16' 4" x 8' 7" (4.98m x 2.62m) Up and over door, with power & light connected.

Parking

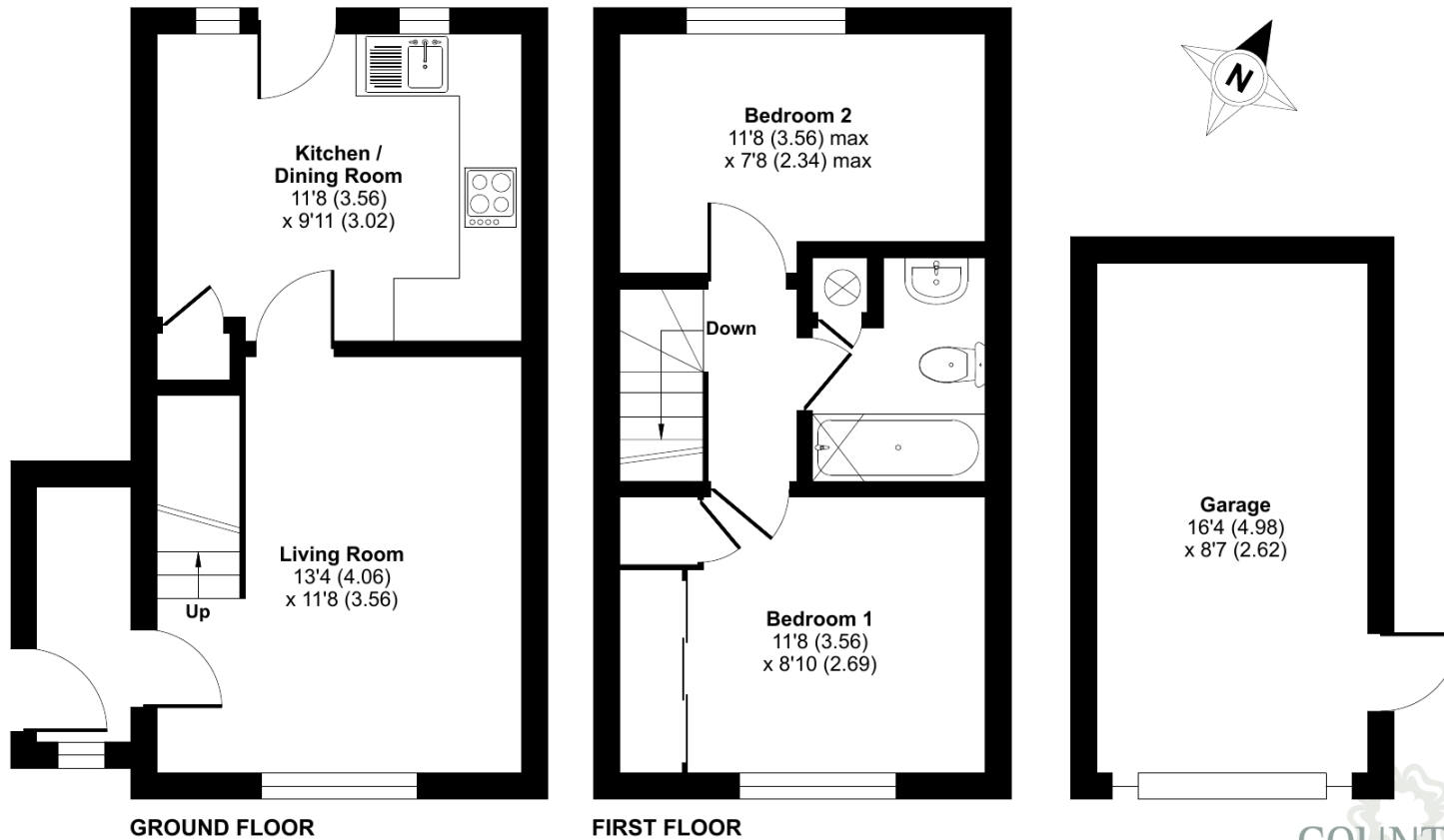
Paved parking in front of garage and further visitors parking.



Approximate Area = 583 sq ft / 54.1 sq m
 Garage = 142 sq ft / 13.2 sq m
 Total = 725 sq ft / 67.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1054201



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

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