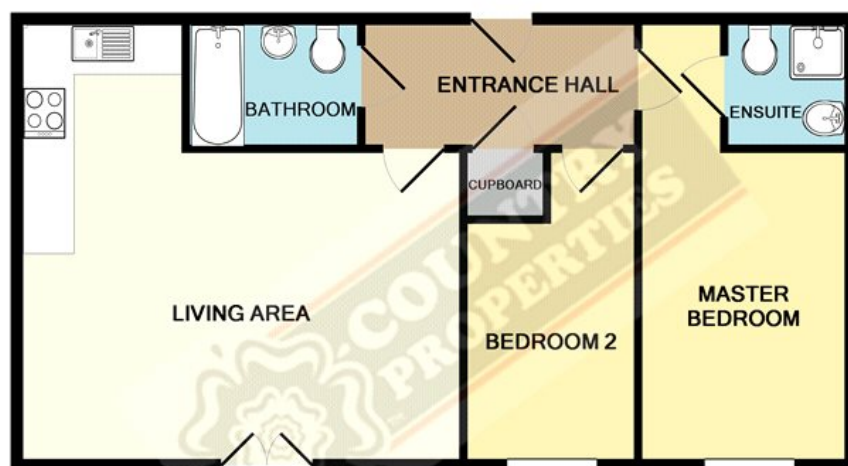
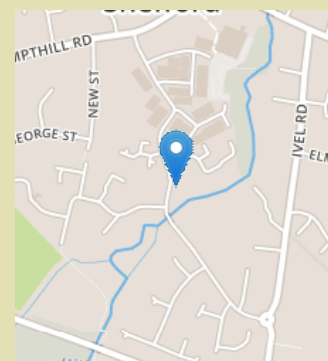


Est  
1974COUNTRY  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Band	Score	Band	Score
A	92-100	A	92-100
B	81-91	B	81-91
C	69-80	C	69-80
D	55-68	D	55-68
E	41-54	E	41-54
F	29-40	F	29-40
G	1-28	G	1-28

England, Wales & N.Ireland

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River View, Shefford, SG17 5FN

£155,000

A modern, well presented two bedroom ground floor apartment situated close to all local amenities. EPC rating B.

- Offered with no upward chain
- Fully fitted kitchen with integrated appliances
- Juliette balcony in lounge
- Walking distance to Shefford town centre
- Secure underground parking
- Ideal first time buy or investment opportunity

Expect more with your local property expert

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## Ground Floor

**Communal Entrance** Enter via intercom entry system into communal entrance hallway.

**Entrance Hall** Doors to all rooms. Large storage cupboard. Wood effect flooring. Radiator.

**Open Plan Kitchen/Lounge** 17' 4" x 17' 3" (5.28m x 5.26m)

**Kitchen** Fitted with a range of eye and base level units with rolled edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer taps over. Integrated electric oven with gas hob and stainless steel extractor hood over. Integrated fridge/freezer. Integrated washing machine and dishwasher. Wood effect flooring. Open plan into lounge area.

**Lounge** Double glazed French doors with wing window opening to Juliette balcony. Two radiators. Wood effect flooring.

**Bedroom 1** 17' 2" x 8' 3" (5.23m x 2.51m) Double glazed window to front aspect. Radiator. Door to:

**En-Suite** Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal mounted wash hand basin. Tiled splashbacks. Shaver point and extractor fan.

**Bedroom 2** Double glazed window to front aspect. Radiator.

**Bathroom** Fitted with a three piece suite comprising panel enclosed bath with shower over and glass side screen, low level WC and pedestal mounted wash hand basin. Shaver point and extractor fan.

## Outside

**Allocated Parking** One underground allocated parking space.

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