



104, Clifton Road

Shefford,

Bedfordshire, SG17 5AN

offers in excess of £350,000

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properties

Viewing is essential to fully appreciate this three bedroom spacious character home providing modern living yet retaining its character and charm. The property boasts a generous garden and is located just a short stroll into the heart of Shefford, it's amenities and highly regarded local schooling.

- Offered with no upward chain - Just move in !
- Stylish re-fitted kitchen with solid oak worksurfaces and door onto rear garden
- Lounge with feature open fireplace with exposed brick chimney breast
- 15ft summer house/office, fully insulated with power and light and internet access
- Viewing is essential to be fully appreciated
- Charming character cottage with period features and a contemporary finish
- Downstairs shower room and upstairs bathroom
- Generous south facing rear garden

Ground Floor

Living Room

18' 1" x 13' 1" (5.49m x 3.99m) Enter directly into Lounge. Double glazed bay window to front aspect. Feature open fireplace with exposed chimney breast. Wood effect flooring. Built in cupboard and shelving into chimney breast recess. Radiator. Part glazed door into kitchen/dining room with stairs rising to first floor.

Kitchen/Dining Room

19' 2" x 9' 8" (5.84m x 2.95m) Two roof lanterns. Fitted with a range of base units with solid oak worksurfaces over and complementary shelving. Tiled splashbacks. Ceramic one and a half bowl sink unit with mixer tap over. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Space for range cooker. UPVC double glazed door to rear garden with side lights. Combination boiler housed in wall unit. Door into bathroom.

Shower Room

Three piece suite comprising separate shower cubicle, low level wc and pedestal wash hand basin. Heated towel rail. Fully tiled. Ceramic tiled flooring.

First Floor

Landing

Loft access. Latch doors into all bedrooms.

Bedroom 1

13' 2" x 10' 0" (4.01m x 3.05m) Double glazed window to front aspect. Radiator.

Bedroom 2

13' 1" x 6' 5" (3.99m x 1.96m) Double glazed window to rear aspect. Radiator.



Bedroom 3

13' 1" x 5' 7" (3.99m x 1.70m) Double glazed window to rear aspect. Radiator.

Family Bathroom

Velux window to rear aspect. Three piece suite comprising panelled enclosed bath with shower and glass screen. Pedestal wash hand basin, wc. Heated towel rail. Partially tiled.

Outside

Rear Garden

South facing garden. Laid mainly to lawn with central paved pathway leading to summer house/office. Paved patio area. Power points. Water tap. Greenhouse to remain. Service light.

Summer House/Office/Storage

15' 5" x 10' 11" (4.70m x 3.33m) Double glazed windows to front and side aspects. Power and light. Telephone points. Mains category 5 internet connection.

Agents Note

*** The owner informs us that the property is subject to a pedestrian access for neighbouring property no 102. No 104 has the same benefit across the garden of no 106.

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

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk



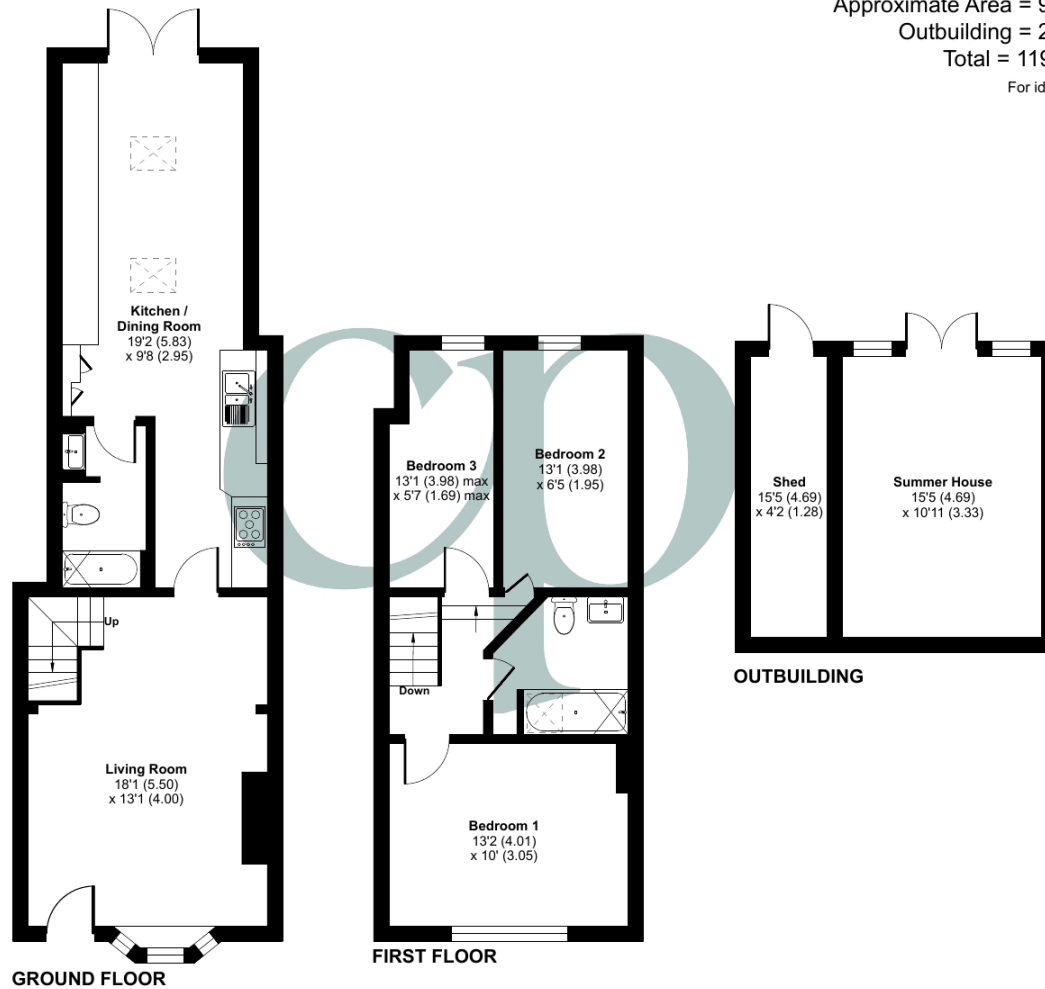


Approximate Area = 960 sq ft / 89.1 sq m

Outbuilding = 233 sq ft / 21.6 sq m

Total = 1193 sq ft / 110.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1213934

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Viewing by appointment only

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