



Ivel Road, Shefford, Bedfordshire. SG17 5LB





3 Bedroom End of Terrace House

Guide Price £375,000 Freehold

Summer is here and we are delighted to bring this three bedroom property to the market and is being offered CHAIN FREE! with great links to the A507 and superb schooling this beautiful property would be a lovely upsize for a younger family alternatively a downsize spacious enough looking for a smaller abode.

- Three-bedroom end of terrace
- CHAIN FREE
- Popular development for commuters with A507 links
- En-suite to principal bedroom
- Open plan living space
- Stylish kitchen with integrated goods
- Close to highly rated ofsted schooling
- Off street parking for two/three vehicles
- EPC rating C. Council tax band C

Ground Floor

Living Room/Dining Room:

Abt. 17' 7" x 15' 7" (5.36m x 4.75m) Dual aspect open planning living space with under stairs cupboard and double doors leading to rear garden. Currently houses six seater dining table and has been laid with a contemporary wood flooring.

Kitchen:

Abt. 9' 3" x 8' 0" (2.82m x 2.44m) Expertly tiled flooring matching the cupboard doors, stylish fitted worktops with integrated appliances. Spotlights with fitted roller blind to UPVC double glazed window.

First Floor

Principal Bedroom:

Abt. 12' 9" x 10' 3" (3.89m x 3.12m) Similar spec flooring to downstairs with fitted wardrobes, radiator and shutter blinds.

En-suite:

Large three-piece suite consisting of a walk-in shower with glass sliding door, low level flush WC and hand wash basin.

Bedroom Two:

Abt. 10' 5" x 8' 10" (3.17m x 2.69m) Matching flooring as principle, ample storage space, radiator and fitted curtains with roller blind. Views over rear garden. Radiator.

Bedroom Three:

Abt. 10' 5" x 6' 5" (3.17m x 1.96m) Currently housed as a home office with immaculate fitted cupboards/desk area. Views over rear garden. Radiator.

Family Bathroom:

Fitted bathtub with shower attached, low level flush WC and wash hand basin. Tiled throughout with wall mounted storage.

Outside

Front Garden:

Hedgerow borders to the front with paved walkway to front door.

Rear Garden:

Laid to mainly lawn with patio area. Side access to rear parking.

Communal Grounds:

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

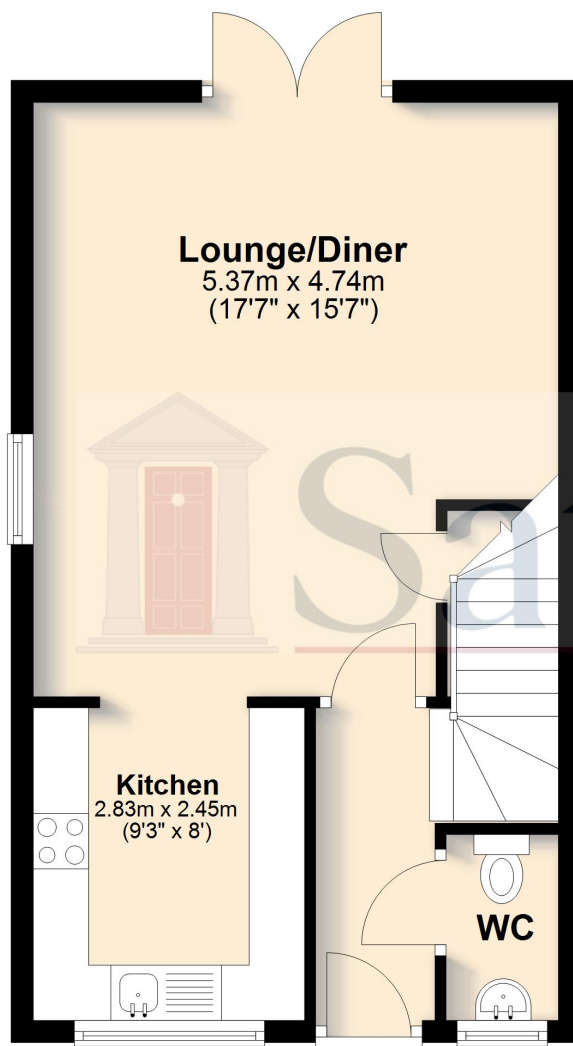




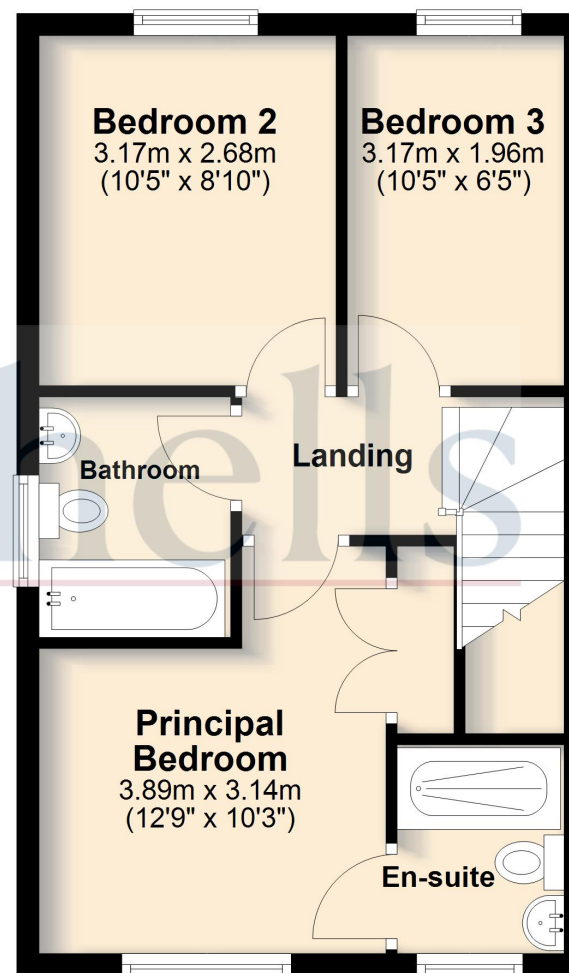
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.