



13 Bury Road, Shefford, Bedfordshire. SG17 5AP





3 Bedroom Semi-Detached House £400,000 Freehold

Nestled in the serene town of Shefford, this charming three-bedroom house exudes warmth and comfort. With a spacious drive and garage, parking is always convenient. The lovely front garden welcomes you. As you step inside, a cozy lounge and dining room greets you, offering ample space for relaxation and entertainment. The three generously sized bedrooms provide peaceful retreat. Adding to the footprint is a delightful conservatory, perfect for enjoying sunny days. A utility room and downstairs WC offer convenience and practicality, catering to modern living needs. Tucked away in a quiet cul-de-sac, this home offers tranquility while remaining close to the bustling town centre, ensuring both peace and accessibility.

- NO UPPER CHAIN
- Three Bedroom home
- Well presented family home
- Large driveway and garage
- Double glazed throughout
- Gas central heating
- Utility and downstairs cloakroom
- Quiet location
- Viewing highly recommended
- Awaiting EPC - Council tax D

Ground Floor:**Entrance:**

Brick paved driveway, artificial grass with seasonal planting, gates leading to garage.

Entrance Hall:

UPVC doors, stairs to first floor, doors to kitchen.

Lounge:

Abt: 13' 11" x 13' 1" (4.24m x 3.99m) UPVC double glazed window to front, gas fire with surround, radiator, carpet as fitted.

Dining Room:

Abt: 9' 0" x 16' 9" (2.74m x 5.11m) Sliding UPVC doors leading out to conservatory, radiator, carpet as fitted.

Kitchen:

Abt: 7' 2" x 10' 2" (2.18m x 3.10m) UPVC double glazed window to side, vinyl flooring, selection of base and wall units, including display cabinets. Space and connection for free standing gas cooker, extractor, one and a half sink with drainer and swan neck taps, space for fridge/freezer, UPVC double glazed obscure door and window into the utility room.

Utility Room:

Space and plumbing for washing machine, door to cloakroom.

Cloakroom:

Pedestal wash hand basin and low level WC.

Conservatory:

Abt: 10' 6" x 9' 11" (3.20m x 3.02m) UPVC half dwarf wall double glazed conservatory with UPVC double glazed single door out to garden, wood flooring with blinds, double doors leading to garden.

First floor:**Landing:**

Loft hatch, UPVC double glazed window to side.

Bedroom one:

Abt: 13' 0" x 8' 1" (3.96m x 2.46m) UPVC double glazed window to front, fitted glass mirror wardrobes, radiator, carpet as fitted.

Bedroom two:

Abt: 9' 11" x 10' 9" (3.02m x 3.28m) UPVC double glazed window to front, cupboard, radiator, carpet as fitted.

Bedroom three:

Abt: 9' 8" x 6' 6" (2.95m x 1.98m) UPVC double glazed window to front, built in wardrobe, radiator, carpet as fitted.

Bathroom:

Abt: 7' 2" x 6' 4" (2.18m x 1.93m) UPVC double glazed obscure window to rear, fully tiled, bath with shower over, vanity unit with wash hand basin and low level WC, vinyl flooring.

Outside:

Garden:

Brick paved patio, borders with seasonal planting, power, outside tap.

Garage:

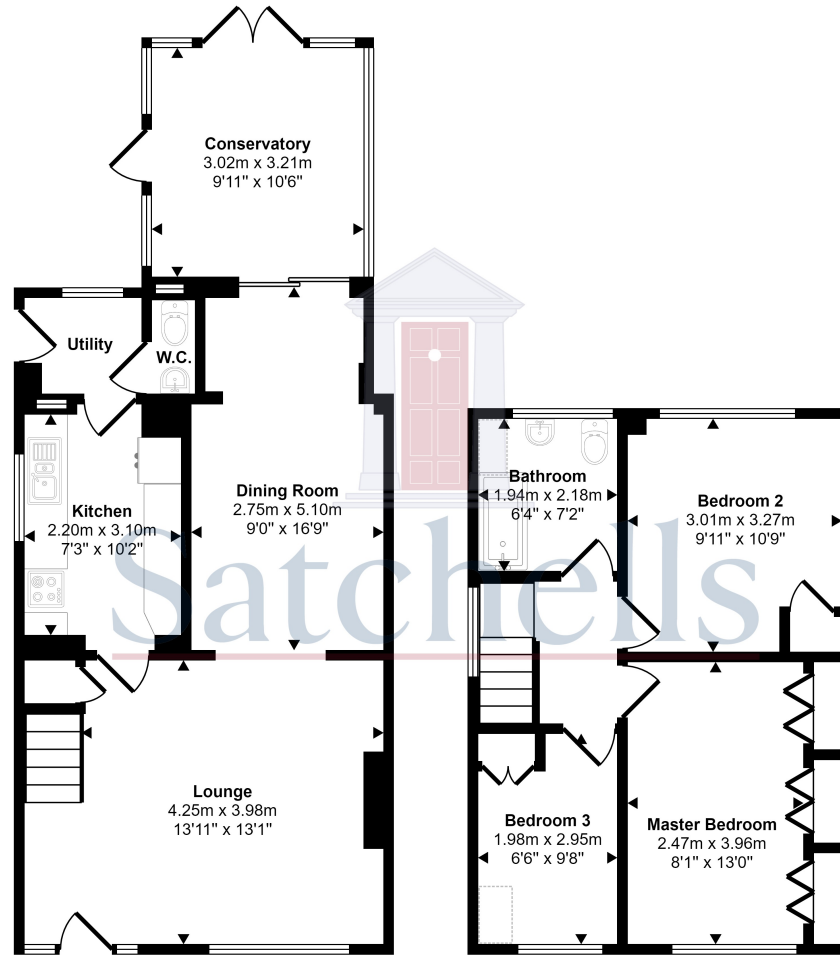
Up and over door, power.






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Approx Gross Internal Area
94 sq m / 1014 sq ft



Ground Floor
Approx 56 sq m / 606 sq ft

First Floor
Approx 38 sq m / 408 sq ft

 Denotes head height below 1.5m

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