



71, River View

Shefford,
Bedfordshire, SG17 5FN
Offers in excess of £160,000

country
properties

This spacious and well presented one bedroom first floor apartment with Juliet balcony is a credit to the current owners! The property is only a short walk to Shefford town centre offering a variety of shops, restaurants and amenities.

- Ideal first time buy or investment purchase
- Open plan kitchen/dining/living room with doors opening to Juliet balcony
- Allocated off road parking and visitors bays
- Countryside walks on your doorstep
- A short stroll into Shefford town centre
- Complete upper chain - the owners are interested in a chain free property

GROUND FLOOR

Communal Entrance

Stairs rising to first floor apartment.

FIRST FLOOR

Entrance Hall

Telephone entry phone. Radiator enclosed in decorative cupboard. Wood effect flooring. Two large storage cupboards. Doors into all rooms.

Kitchen/Dining/Living Room

15' 9" x 12' 5" (4.80m x 3.78m)

Overall Measurement.

Living/Dining Area

Double glazed French doors with sidelights opening onto the Juliet balcony. Wood effect flooring. Feature wood panelling to one wall. Two radiators. Opening to:



Kitchen Area

A range of wall and base units with complementary worksurfaces and tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Electric oven with gas hob and stainless steel splashback and extractor hood over. Integrated fridge/freezer and washing machine. Combination boiler enclosed in wall cupboard. Wood effect flooring.

Bedroom

12' 7" (max) x 10' 2" (max) (3.84m x 3.10m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Shaver point. Partially tiled walls and wood effect flooring. Radiator. Obscure double glazed window to side.

OUTSIDE

Parking

Allocated parking for one car.

AGENT NOTE:

The vendor informs us there is 89 years remaining on the lease.

Service charge payments of £156 pcm and ground rent of £100 per annum.

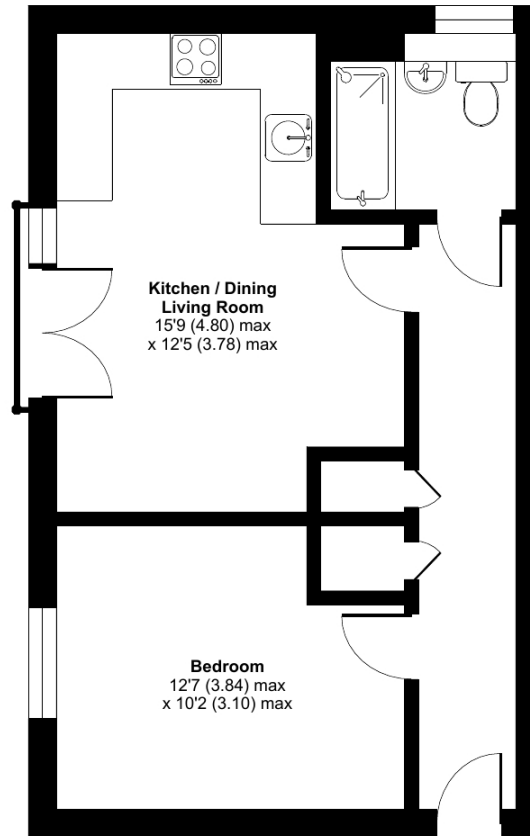
We would advise any potential buyer to check this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 459 sq ft / 42.6 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(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 2024. Produced for Country Properties. REF: 1075714

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

Viewing by appointment only

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