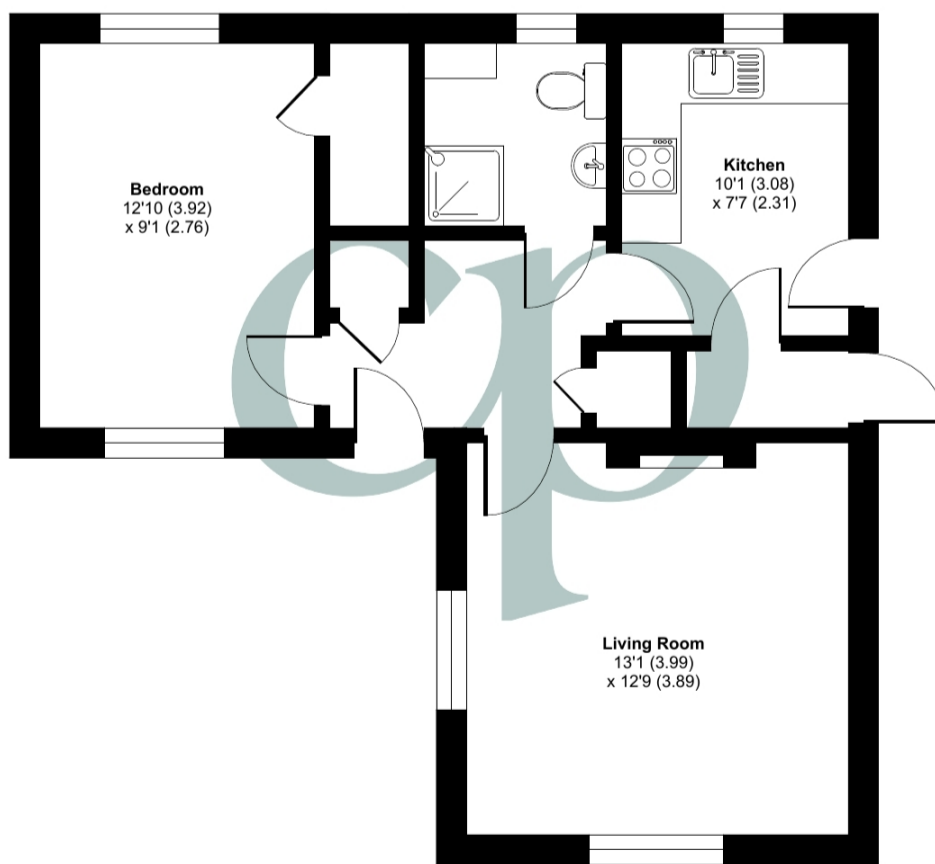




Approximate Area = 518 sq ft / 48.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1227494

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

Entrance Hall

Large double storage cupboard with hanging rail. Airing cupboard housing hot water tank and wall mounted gas boiler. Doors leading to:

Living Room

Full height double glazed windows to front and side aspect. Coal effect gas fire with timber surround and marble hearth. Two radiators.

Kitchen

Double glazed window to rear aspect. A range of wall and base units with complementary work surface over with splashbacks. Stainless steel sink unit with swan neck mixer tap over. Space and plumbing for washing machine. Space for electric cooker with tiled splashbacks. Space for fridge freezer. Storage cupboard fitted with shelving. Radiator.

Bedroom 1

Double glazed window to front and rear aspect with views over farmland. Built-in double wardrobe. Radiator.

Shower Room

Obscure double glazed window to rear aspect. Shower cubicle fitted with wall mounted shower and glass door. Low level wc, wash hand basin. Fully tiled. Radiator. Extractor fan. Loft hatch.

Rear Garden

Brick wall to perimeter. Garden area mainly laid to paving overlooking farmland. Brick-built storage shed. Wooden garden shed. Gated access to front aspect.

Front Garden

Paved pathway leading to front door with small lawn area.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

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

