



41 North Bridge Street, Shefford, Bedfordshire. SG17 5DQ





## 3 Bedroom Terraced House

### Guide Price £350,000 Freehold

New to the market is this delightful three-bedroom terraced home, which has been recently renovated and modernised. It is intended to be a beautiful open-plan home situated in the heart of Shefford, not far from the town centre.

- Three double bedrooms
- Recently renovated
- Close walk into town centre
- Parking and garage
- Open plan living spaces
- Potential to extend (STP)
- Well regarded school catchment
- Countryside walks on your doorstep
- Good investment opportunity
- Awaiting EPC. Council tax band C

## Ground Floor

### Kitchen/Living Area:

Abt. 16' 0" x 27' 1" (4.88m x 8.26m) Open plan with the kitchen area housing fitted worktops and a selection of integrated and free standing appliances. Breakfast bar with seating.

Lounge currently home to an 'L' Shape sofa, with mounted tele. Selection of fitted shelving units and access to the rear utility room. Access from the lounge into downstairs shower room and stairs upstairs to first floor.

### Downstairs Shower Room:

Fitted shower cubicle with glass door and assistance hand rail, Low level flush wc, sink basin. Frosted window, Splash back tiling.

### Utility Room:

Abt. 7' 4" x 6' 8" (2.24m x 2.03m) Brick built, rear door to garden, step into property, shelving fitted.



## First Floor

### Principal Bedroom:

Abt. 16' 0" x 11' 3" (4.88m x 3.43m) Dual aspect. Solid wooden flooring. Walk in wardrobe. Radiator.

### Bedroom Two:

Abt. 13' 0" x 7' 6" (3.96m x 2.29m) Solid wooden flooring, radiator, wallpapered. Fitted roller blind and curtains.

### Bedroom Three:

Abt. 9' 8" x 7' 8" (2.95m x 2.34m) Solid wooden flooring, radiator, cupboard storage.

### Family Bathroom:

Textured tiling. Bathtub with electric shower attached to wall. Sink basin. Low level flush WC.

## Outside

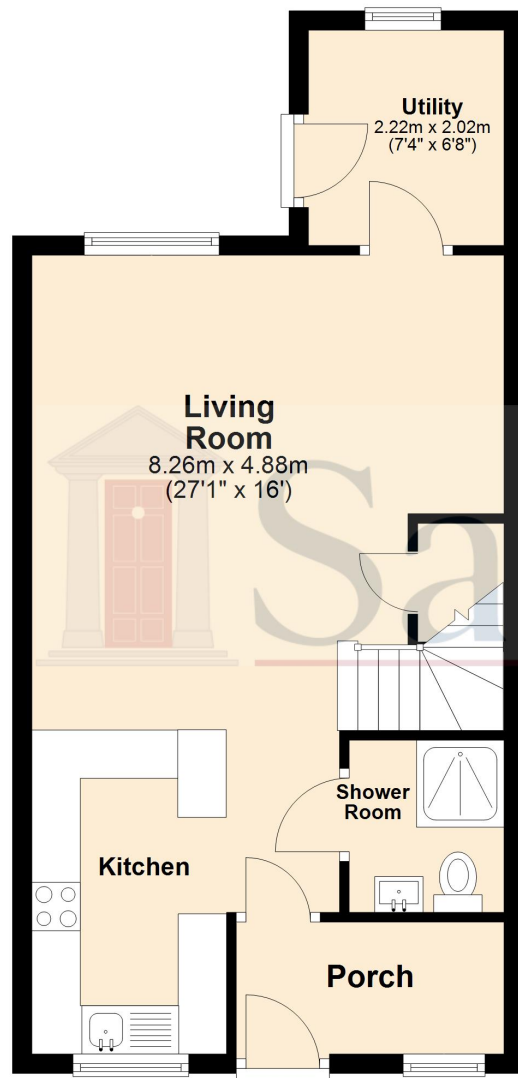
### Rear Garden / Front Garden:

Paved patio area with a grass lawn to accompany plants and shrub borders. Rear gate to garage and parking. Frontage has a brick border with plants and shrubs

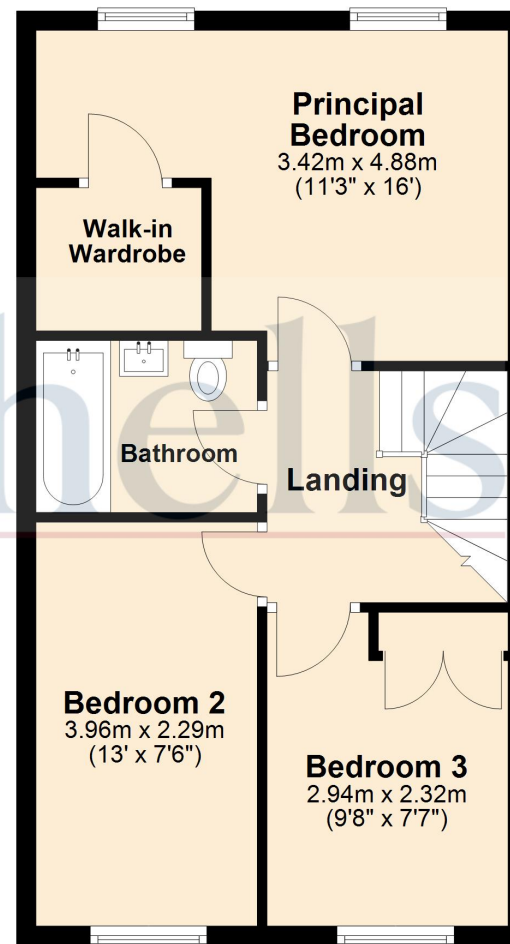
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## Ground Floor



## First Floor



For illustrative 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.