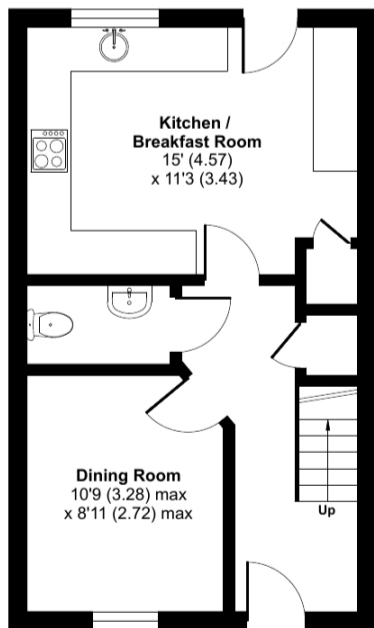
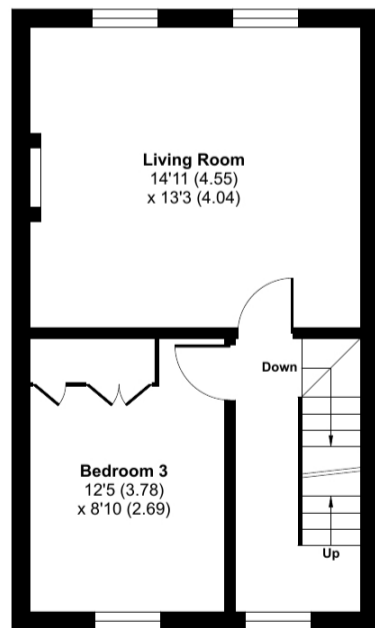




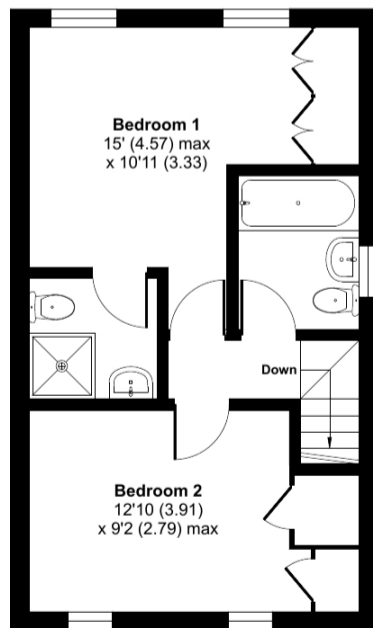
Approximate Area = 1197 sq ft / 111.2 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1361 sq ft / 126.4 sq m
 For identification only - Not to scale



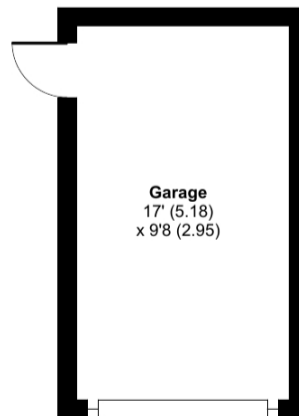
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Garage
 17' (5.18)
 x 9'8" (2.95)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	84



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1023919



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



An immaculate end of terrace house arranged over three floors, located in a quiet cul de sac in the desirable village of Meppershall. The property offers ample off road parking and a garage, with only a short walk to local amenities and highly regarded schooling.

- Well presented - move straight in!
- Ground floor kitchen/breakfast room and separate dining room
- First floor living room with feature fireplace
- Master bedroom with en-suite shower room
- Landscaped rear garden laid to artificial lawn
- Detached single garage with power & light connected
- Close to open countryside with lovely countryside walks

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under-stairs storage cupboard. Doors into dining room, cloakroom and kitchen. Wood effect flooring.

Cloakroom

Suite comprising low level flush wc and pedestal wash hand basin. Half tiled walls and wood effect flooring. Radiator.

Kitchen/Breakfast Room

15' 0" x 11' 3" (4.57m x 3.43m) A range of shaker style wall and base units with complementary worksurfaces and upstands. Inset one & half bowl sink with drainer and mixer tap over. Space for range style oven. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Wall mounted gas boiler enclosed in cupboard. Breakfast bar with stools below. Storage cupboard. Wood effect flooring. Double glazed window and door opening onto the rear garden.

Dining Room

10' 9" (max) x 8' 11" (max) (3.28m x 2.72m) Double glazed window to front. Radiator.

FIRST FLOOR

Landing

Doors into living room and bedroom 3.

Living Room

14' 11" x 13' 3" (4.55m x 4.04m) Two double glazed windows to rear. Radiator. Feature fireplace with wood surround and marble effect hearth.



Bedroom 3

12' 5" x 8' 10" (3.78m x 2.69m) Double glazed window to front. Radiator.

SECOND FLOOR

Landing

Doors into all rooms.

Bedroom 1

15' 0" (max) x 10' 11" (4.57m x 3.33m) Two double glazed windows to rear. Built-in wardrobes. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level flush wc. Radiator. Half tiled walls. Shaver point.

Bedroom 2

12' 10" x 9' 2" (max) (3.91m x 2.79m) Two double glazed windows to rear. Radiator. Storage cupboard.

Family Bathroom

Three piece suite comprising panel enclosed bath with mixer tap/shower attachment, pedestal wash hand basin and low level flush wc. Partially tiled walls. Obscure double glazed window.

OUTSIDE

Front Garden

Laid to slate with pathway to front door. External light. Driveway to the side providing off road parking for 3 cars, leading to the garage.

Rear Garden

Laid to artificial lawn with slate areas and mature planting. Pathway leading to paved patio area to the rear of the garden. Personal door to garage. Fully enclosed with gated access onto the driveway.

Garage

Detached garage with up & over door with power/light connected. Personal door to rear garden.

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

