



9, Great Hill

Shefford,
Bedfordshire, SG17 5EA
O.I.E.O £325,000

country
properties

A well presented two bedroom semi-detached home with the potential to extend/adapt the current layout subject to the necessary consents. A gated driveway provides ample off road parking for several cars and there are an abundance of countryside walks on your doorstep.

- Ideal 1st time buy or investment purchase with approximate rental income of £1,350 pcm
- Generous rear garden perfect for those alfresco summer evenings
- Dual aspect 15ft lounge with french doors opening onto the rear garden
- Gated driveway provided ample off road parking for several cars
- Close to countryside walks
- Potential to adapt the current layout/extend, subject to any necessary building consents

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation Part glazed door into lounge. Part glazed door into kitchen.

Lounge

15' 10" x 10' 11" (4.83m x 3.33m) Double glazed window to front aspect. Double glazed French doors opening to rear garden. Feature fireplace with stone effect surround and electric fire inset. Radiator.

Kitchen/Diner

15' 11" x 9' 0" (4.85m x 2.74m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. One and a half bowl sink unit with mixer tap over. Space and plumbing for washing machine. Space for fridge freezer. Integrated electric oven with 4 ring gas hob and stainless steel extractor hood over. Radiator. Double glazed window to front and side aspects. Archway into under stairs storage space. Wall mounted gas boiler. Multi-pane door into rear lobby.



Rear Lobby

Dual aspect windows to rear and side aspects. Part glazed door opening onto rear garden.

First Floor

Landing

Obscure double glazed window to rear aspect. Loft access. Storage cupboard. Doors to all rooms

Bedroom 1

15' 11" x 12' 5" (4.85m x 3.78m) Dual aspect with double glazed windows to front and rear. Radiator.

Bedroom 2

11' 0" x 9' 10" (3.35m x 3.00m) Double glazed window to front aspect. Radiator.

Bathroom

Three piece suite comprising panel enclosed 'P' shaped shower bath with shower over and curved glass screen, low level flush wc and wall mounted wash hand basin. Radiator. Ceramic tiled floor. Obscure double glazed window to rear.

Outside

Front Garden

Five bar gated access to large driveway providing off road parking for several cars. Lawn area with mature tree, brick wall and panel fence enclosed.

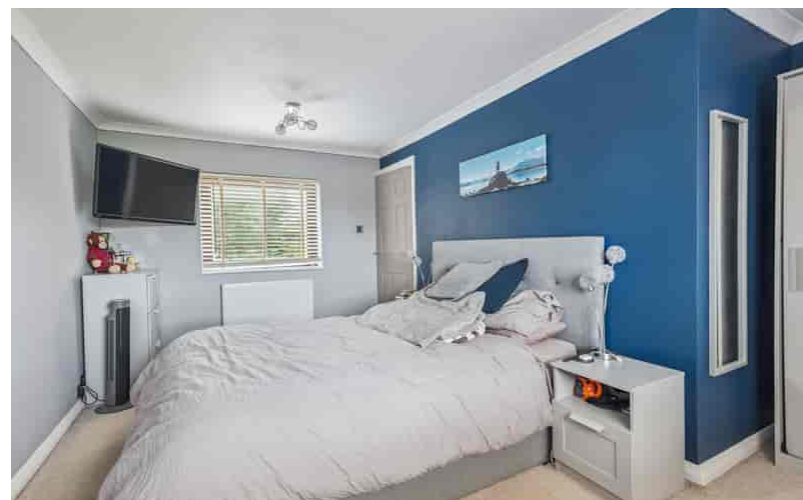
Rear Garden

Laid mainly to lawn with patio area. Raised decked patio area and gated access to side. Wooden shed to remain.

Agents Note

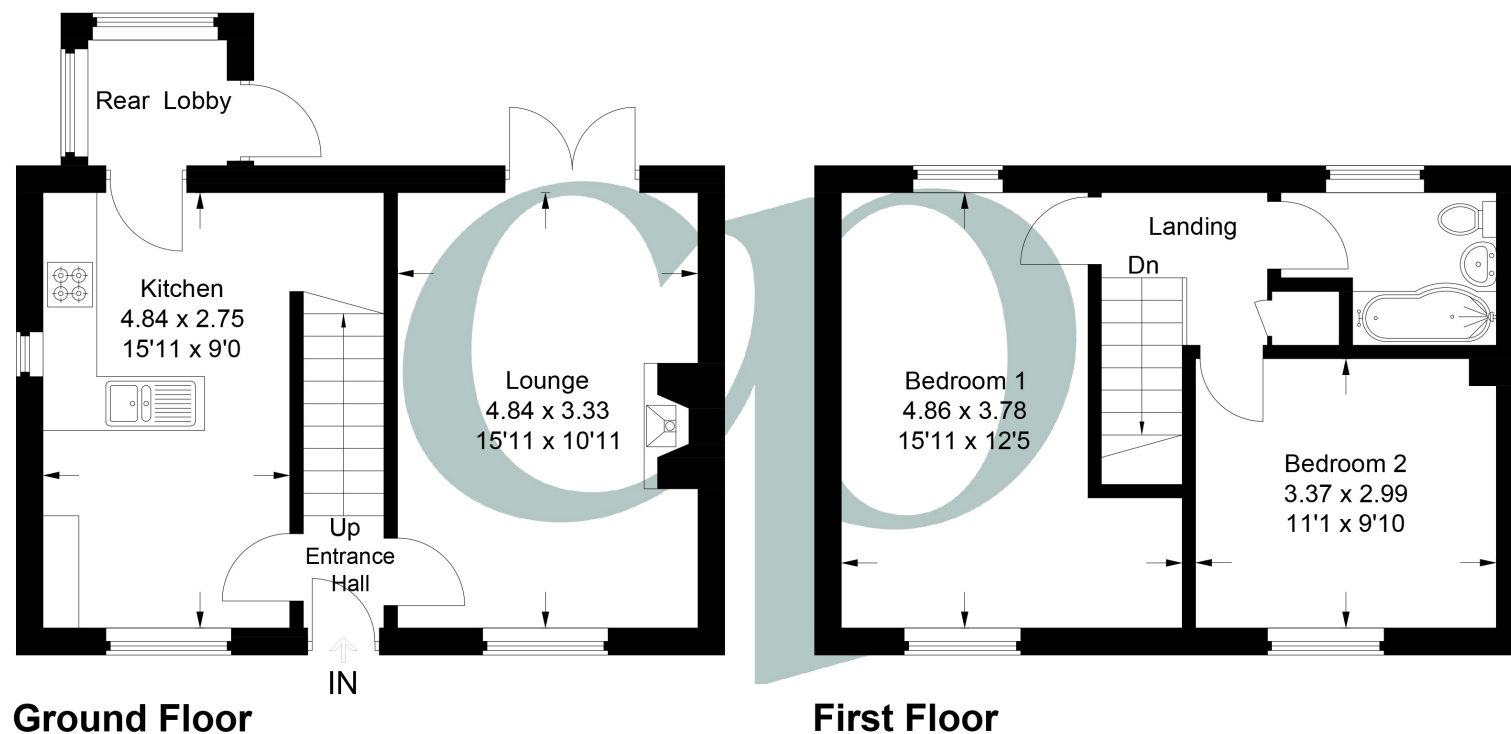
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



9 Great Hill

Approximate Gross Internal Area
Ground Floor = 38.5 sq m / 414 sq ft
First Floor = 35.4 sq m / 381 sq ft
Total = 73.9 sq m / 795 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	68
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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

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