



35, Elgar Drive

Shefford,
Bedfordshire, SG17 5RZ
£270,000

country
properties

An immaculately presented CHAIN FREE two bedroom home offering modern open plan living, a southerly aspect rear garden and allocated parking for two cars. Ideally located on the popular 'Composers' development just a short stroll into the market town of Shefford.

- Ideal first time buy or investment purchase with rental income of approx £1,100 pcm
- Re-fitted bathroom
- Sunny southerly aspect rear garden
- Close to the Millennium Green with riverside walks into the heart of Shefford
- Shefford town offers a variety of amenities including shops, pubs and restaurants

GROUND FLOOR

Entrance Hall

Wood effect flooring. Radiator. Doors into cloakroom and kitchen.

Cloakroom

Suite comprising low level wc and wash hand basin with tiled splashback. Wood effect flooring. Radiator. Obscure double glazed window to front.

Kitchen Area

9' 6" x 6' 5" (2.90m x 1.96m) A range of wall & base units with complementary work surfaces over. Inset stainless steel sink with drainer and mixer tap over. Fitted oven & gas hob with glass splashback and stainless steel extractor hood over. Plumbing and space for dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Breakfast bar. Wood effect flooring. Radiator. Double glazed window to front. Opening to:

Living/Dining Room

13' 11" x 12' 8" (4.24m x 3.86m) Stairs rising to first floor accommodation. Radiator enclosed in decorative cover. Wood effect flooring. Double glazed French doors with sidelights, opening onto the rear garden.



FIRST FLOOR

Landing

Access to loft space. Cupboard housing hot water cylinder with shelving. Doors into all rooms.

Bedroom 1

11' 8" x 9' 5" (min) (3.56m x 2.87m)
Double glazed window to rear.
Radiator. Storage cupboard.

Bedroom 2

11' 5" x 6' 2" (3.48m x 1.88m) Double
glazed window to front. Radiator.

Bathroom

Re-fitted suite comprising panel
enclosed 'p' shaped bath with
shower over and glass side screen,
low level wc and pedestal wash hand
basin. Heated towel rail. Partially tiled
walls. Obscure double glazed
window to front.

OUTSIDE

Front Garden

Block paved leading to front door.

Rear Garden

Southerly aspect rear garden laid
mainly to lawn with paved patio and
footpath to rear. Fully enclosed with
gated access to parking area.

Parking

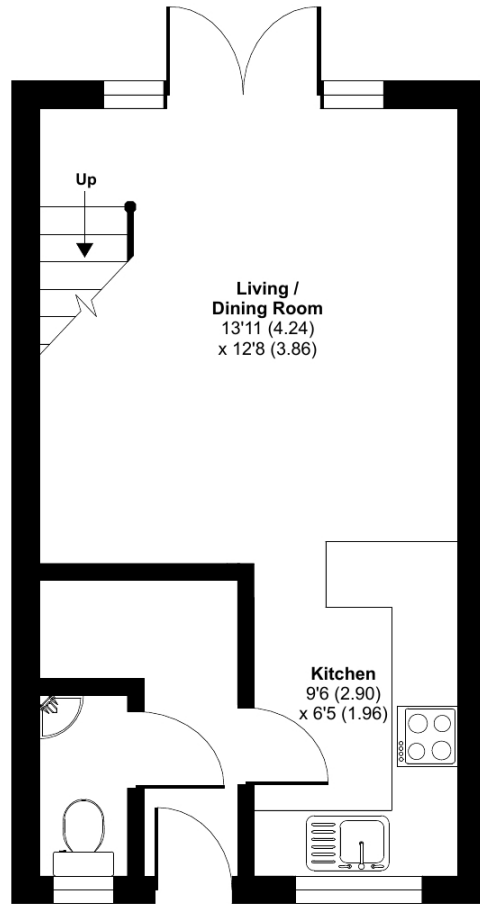
Parking area to the side of the
property provides allocated parking
for 2 cars.

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

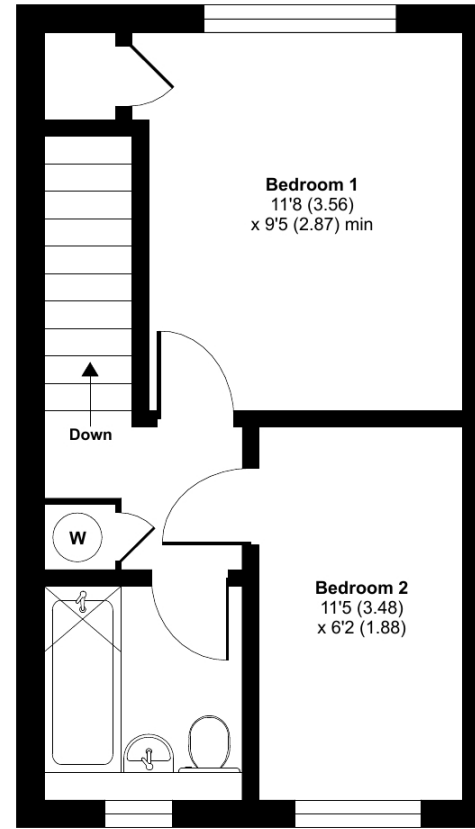


Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	74	
(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: 1074040

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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