



3, Olivers Court

Shefford,
Bedfordshire, SG17 5FJ
Offers in Excess of: £325,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented three bedroom home arranged over three floors with garage and allocated parking to the rear, is situated within walking distance of town centre shops and amenities.

- Living/dining room with french doors opening onto the rear garden
- Kitchen with some integrated appliances
- Master bedroom with en-suite shower room
- Replacement gas boiler in 2022
- Single garage with power & light
- One allocated parking space plus further guest parking
- Well regarded local schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Storage cupboard. Wood effect flooring. Radiator. Doors to kitchen, living/dining room and cloakroom.

Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin with tiled splashback. Ceramic tiled flooring. Radiator. Extractor.

Kitchen

12' 4" x 5' 6" (3.76m x 1.68m) A range of wall and base level units with marble effect worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Built in electric oven and gas hob with stainless steel extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine. Integrated slimline dishwasher. Wall cupboard housing gas boiler. Ceramic tiled flooring. Double glazed sash window to front.

Living/Dining Room

16' 6" (ma) x 12' 7" (5.03m x 3.84m) Double glazed french doors opening onto the rear garden with double glazed sash windows to either side. Under stairs storage cupboard. Radiator.

FIRST FLOOR

Landing

Stairs rising to second floor accommodation. Radiator. Doors into bedrooms 1, 2 and bathroom.



Bedroom 1

12' 7" (max) x 9' 1" (max) (3.84m x 2.77m) Two double glazed sash windows to rear. Built in double and single wardrobes. Feature wood flooring. Radiator. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level wc and pedestal mounted wash hand basin. Partially tiled walls. Heated towel rail. Extractor. Obscure double glazed sash window to side.

Bedroom 2

12' 7" (max) x 8' 6" (max) (3.84m x 2.59m) Two double glazed sash windows to front. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower attachment, low level wc and pedestal mounted wash hand basin. Partially tiled walls. Heated towel rail. Shaver point. Extractor fan.

SECOND FLOOR

Landing

Large storage cupboard housing Megaflo hot water tank and shelving.

Bedroom 3

18' 9" (max) x 9' 3" (max) (5.71m x 2.82m) Double glazed Velux window to rear. Large storage cupboard with shelving. Radiator.

OUTSIDE

Front Garden

Enclosed with wrought iron railings with central paved pathway to front door and slate borders with shrubs to each side. External light.

Rear Garden

Laid to lawn with paved patio area shrub borders. Further decked patio to the rear. Cold water tap.

Parking

Allocated off road parking for one car plus two visitor parking spaces. Bin storage area.

Garage

Single garage up & over door with power & light connected.

AGENT NOTE:

The vendor informs us there is a service charge associated with this property of £40 per month, we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

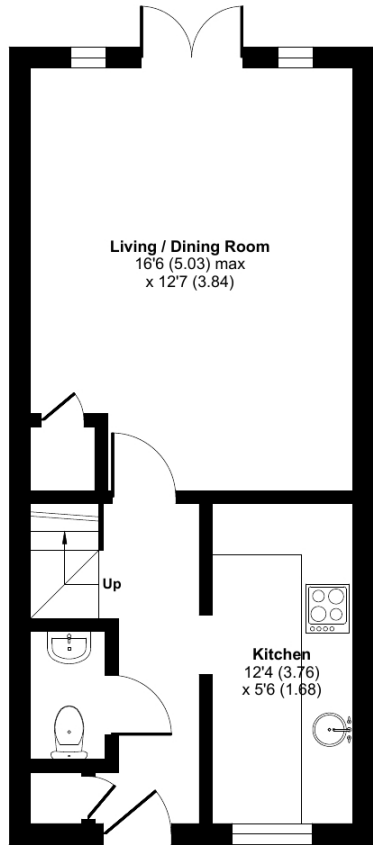
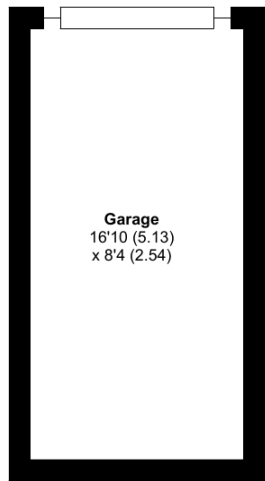
PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.



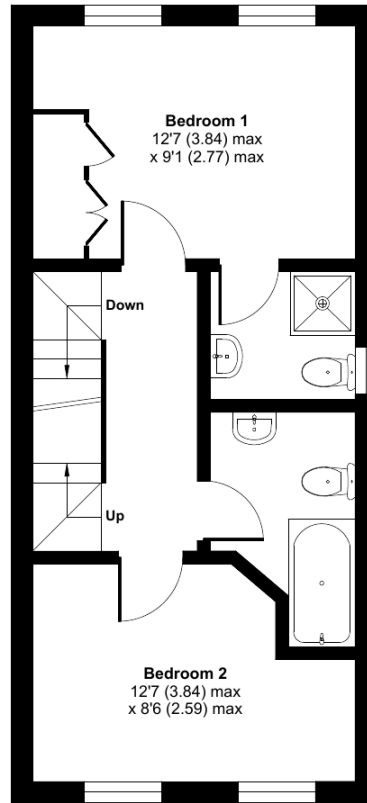
Approximate Area = 927 sq ft / 86.1 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1118 sq ft / 103.8 sq m
 For identification only - Not to scale

Denotes restricted head height

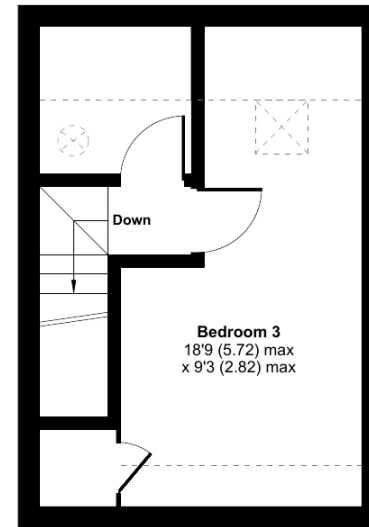
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 974187



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

