



14, Eisenhower Place

Chicksands,
Bedfordshire, SG17 5TD
£350,000



Offered with no upward chain, this spacious three double bedroom home offers over 1,200 sq ft of accommodation and is situated within the popular family friendly Chicksands development.

- Three double bedrooms
- Living room with double glazed patio doors opening onto the rear garden
- Ground floor study/utility room
- Fitted wardrobes to all bedrooms
- Rear garden backing onto communal grassland area
- Allocated parking for 2 cars
- Short commute to Shefford with many shops and amenities

GROUND FLOOR

Entrance Hall

Wood effect flooring. Doors into cloakroom and utility/storage room. Opening to kitchen and living/dining room.

Study/Utility Room

8' 3" (max) x 6' 6" (max) (2.51m x 1.98m) Space and plumbing for washing machine. Wood effect flooring. Fitted shelving and storage cupboard. Double glazed window to front.

Cloakroom

Suite comprising low level flush wc and wash hand basin.

Kitchen

13' 8" x 8' 1" (4.17m x 2.46m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Space for fridge and freezer. Fitted electric oven and grill. Inset gas hob with stainless steel extractor hood over. Cupboard housing wall mounted gas boiler. Wood effect flooring. Radiator. Double glazed window to front.

Living/Dining Room

26' 11" (max) x 14' 6" (max) (8.20m x 4.42m) Double glazed window and patio doors opening onto the rear garden. Two radiators. Stairs rising to first floor accommodation with under stairs storage cupboard.



FIRST FLOOR

Landing

Access to loft space. Radiator. Obscure double glazed window to front. Two storage cupboards with shelving. Doors into all rooms.

Bedroom 1

14' 4" (max) x 13' 3" (max) (4.37m x 4.04m)
Double glazed window to rear. Radiator.
Two built-in wardrobes.

Bedroom 2

14' 6" (max) x 9' 5" (4.42m x 2.87m) Double
glazed window to front. Radiator. Built-in
wardrobe.

Bedroom 3

12' 4" x 10' 0" (3.76m x 3.05m) Double
glazed window to rear. Radiator. Built-in
wardrobe.

Family Bathroom

Suite comprising panel enclosed 'p' shaped
bath with curved glass side screen and
mains shower over, vanity wash hand basin
and low level flush wc with concealed
cistern. Partially tiled walls and wood effect
flooring. Radiator. Obscure double glazed
window to front.

OUTSIDE

Rear Garden

Laid mainly to lawn with paved patio area.
Timber shed to remain. Gated access to
communal grassland to the rear.

Front Garden

Laid mainly to lawn with pathway to front
door. External light.

Parking

Allocated off road parking for two cars.

Agents Note:

The vendor informs us that there is a
service charge of approximately £86.26 per
month, paid over 10 months for water rates
and maintaining the communal open grass
areas.

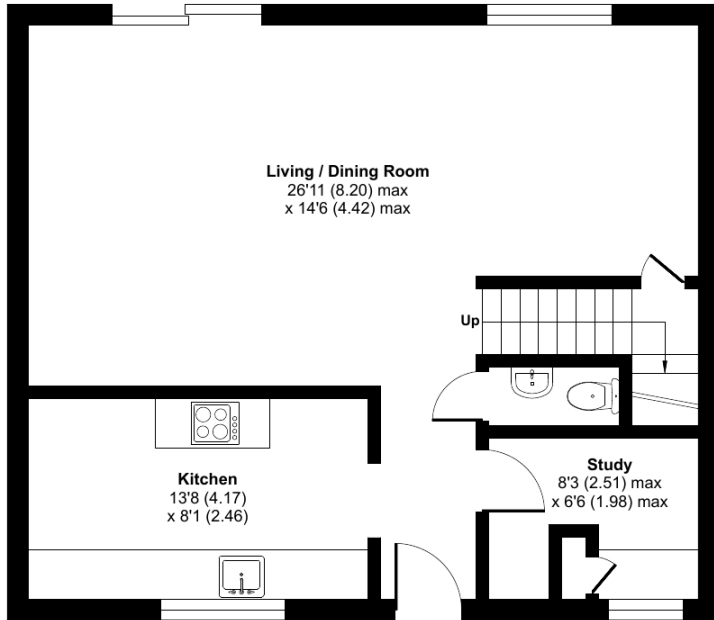
We would advise any buyer to confirm this
information with their legal representative
prior to exchange of contracts.

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

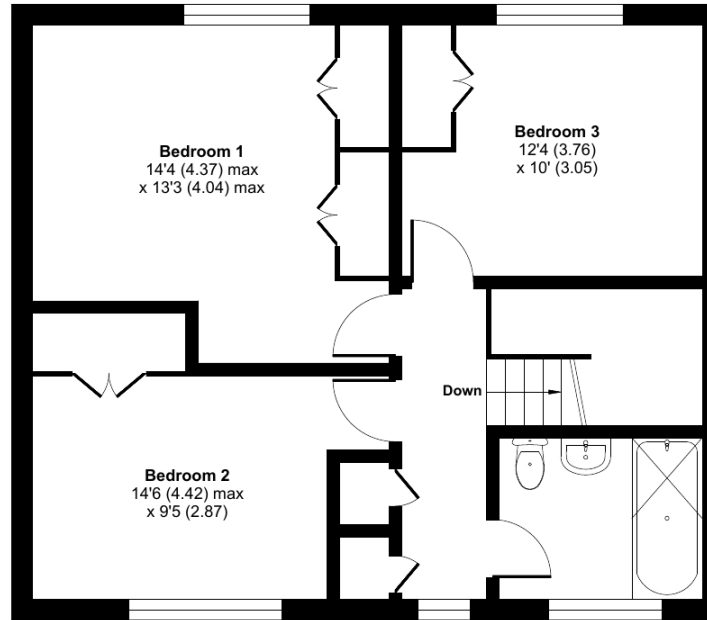


Approximate Area = 1242 sq ft / 115.3 sq m

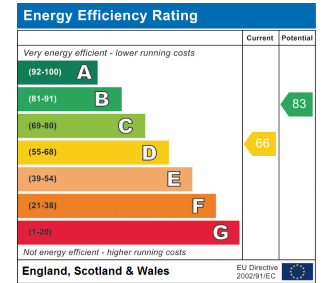
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GROUND FLOOR



FIRST 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: 1002398



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Viewing by appointment only

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