



45, Ampthill Road

Shefford,
Bedfordshire, SG17 5BD
£290,000

country
properties

This two bedroom, mid terraced CHAIN FREE cottage has been sympathetically modernised throughout to create a stylish home. The property boasts a generous rear garden and is located within just a short walk to Shefford Town centre and local amenities and countryside walks.

- CHAIN FREE – A MUST VIEW!
- Beautifully presented throughout – just move in !
- Refurbished to a high standard throughout to create a modern stylish interior
- New shaker style kitchen with integrated appliances (tbc)
- Re fitted 3 piece downstairs bathroom
- Great investment purchase – rental value approx £1,200pcm

Ground Floor

Living/Dining Room

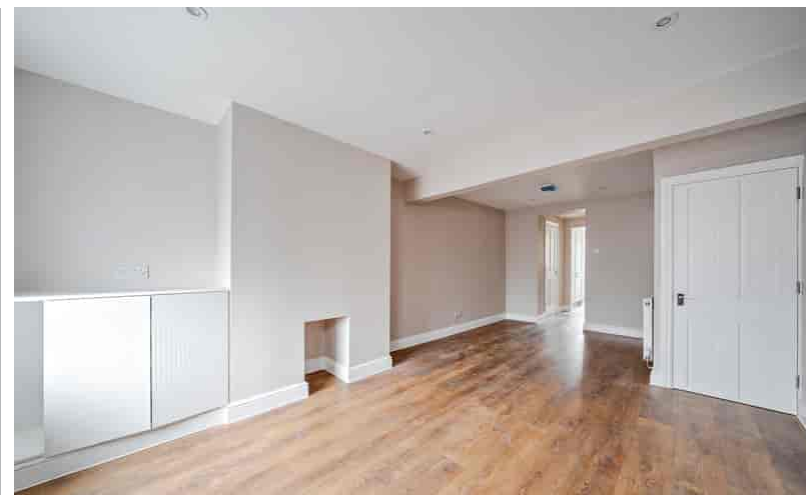
19' 3" x 10' 7" (5.87m x 3.23m) Front door leading into living/dining room. Door to under stair storage cupboard. Low level storage cupboard. Wood effect flooring. Double glazed window to front. Stairs leading to first floor. Opening leading to

Inner Lobby

Wood effect flooring. Doors leading to shelved storage cupboard and bathroom. Opening leading to kitchen.

Bathroom

Newly fitted 3 piece suite comprising panel enclosed bath with electric shower over and glass screen. Wall mounted wash hand basin, low level wc. Heated towel rail. Ceramic tiled flooring, fully tiled walls.



Kitchen

10' 10" x 8' 4" (3.30m x 2.54m) A range of wall and base units with complementary work surfaces. Inset composite sink with drainer and swan neck mixer tap over. Built in single electric oven with electric hob and extractor with glass splashback. Two door shelved storage cupboard fitted with fridge/freezer. Integrated washing machine. Wood effect flooring. Double glazed window to rear with half glazed door leading to rear garden.

First Floor

Landing

Access to loft space. Doors leading to bedrooms.

Bedroom 1

11' 1" x 10' 0" (3.38m x 3.05m) Double glazed window to front.

Bedroom 2

9' 1" x 8' 1" (2.77m x 2.46m) Door leading to over stair storage cupboard. Part glazed door onto flat roof (potential to convert to balcony area (subject to obtaining the necessary planning consents/requirements)

Outside

Rear Garden

Laid mainly to lawn with small paved patio area.

Agents Note:

There is a right of way across the garden for no 47 and no 45 benefits from a right of way across no 43 to access the front of the row of cottages. We advise any interested party to confirm with their legal representative prior to exchange of contracts.

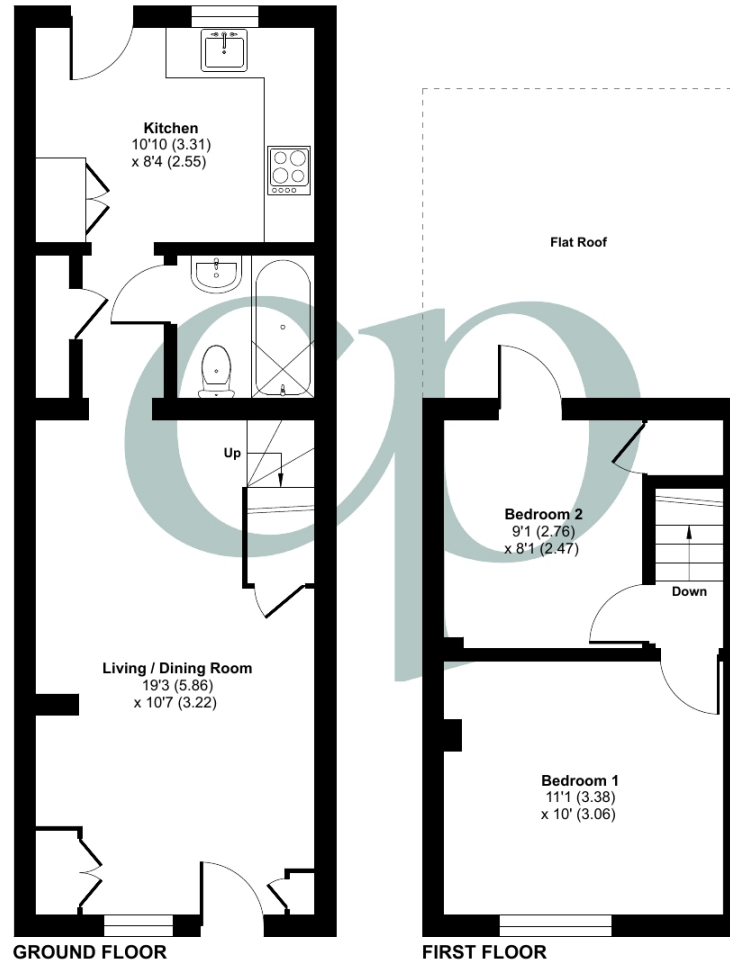
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 581 sq ft / 53.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1279422

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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