



New Street, Shefford, Bedfordshire. SG17 5BW





2 Bedroom Maisonette

Guide Price £280,000 Leasehold

Satchells are proud to bring to market this gorgeously stylish two-bedroom maisonette property in Shefford. This property was built in 2019 and is situated perfectly for local schooling and provides a short walk to the town centre. Boasting two double bedrooms, An en-suite shower room to the master and a generously spacious open plan living space, maybe this is your next dream home.

- Two double bedrooms
- Short walk to town centre
- NHBC guarantee remaining
- Open plan family living space
- Perfect first time purchase
- Still presented like a show home
- Master bedroom with en-suite shower room
- Allocated parking
- Well regarded local schooling
- EPC rating B. Council tax band B

Ground Floor:**Entrance Hallway:**

Carpeted stairs leading to main living area. Storage for shoes and coats. Pendant light fitting.

First Floor:**Kitchen:/Lounge/Diner:**

Abt. 16' 4" x 20' 4" (4.98m x 6.20m) Kitchen: Selection of wall and base fitted appliances with stainless steel sink unit with swan neck tap. Electric hob with fan assisted oven. Boiler.

Lounge/Diner: Stunning open plan living space with dual aspect windows providing vast natural light. Electric fireplace built into the wall with television bracket above. Fitted blinds. Project flooring.

Bedroom One:

Abt. 13' 9" x 11' 1" (4.19m x 3.38m) Double glazed uPVC windows with fitted blinds. Carpet flooring. Radiator. Ceiling pendant light. Door to en-suite:

En-Suite:

Abt. 8' 0" x 5' 10" (2.44m x 1.78m) Generous size en-suite comprising walk-in shower, low level flush WC and sink basin unit. Wall mounted cupboard. An extractor fan is fitted and the en-suite is finished with floor and wall tiling.

Bedroom Two:

Abt. 12' 10" x 8' 8" (3.91m x 2.64m) Fitted wardrobes. Fitted blinds. Carpet flooring. Radiator.

Bathroom:

Abt. 6' 11" x 7' 5" (2.11m x 2.26m) Superbly finished family suite with ceramic tiling to floor and walls. Suite comprising fitted bathtub with wall mounted shower accessories, low level WC and sink basin.

Outside:**Garden and Parking:**

Shrubs to front with shingle stone front and side. Communal green area. Allocated parking.

Additional Information:**Agents Note:**

Service Charge £1000 per annum

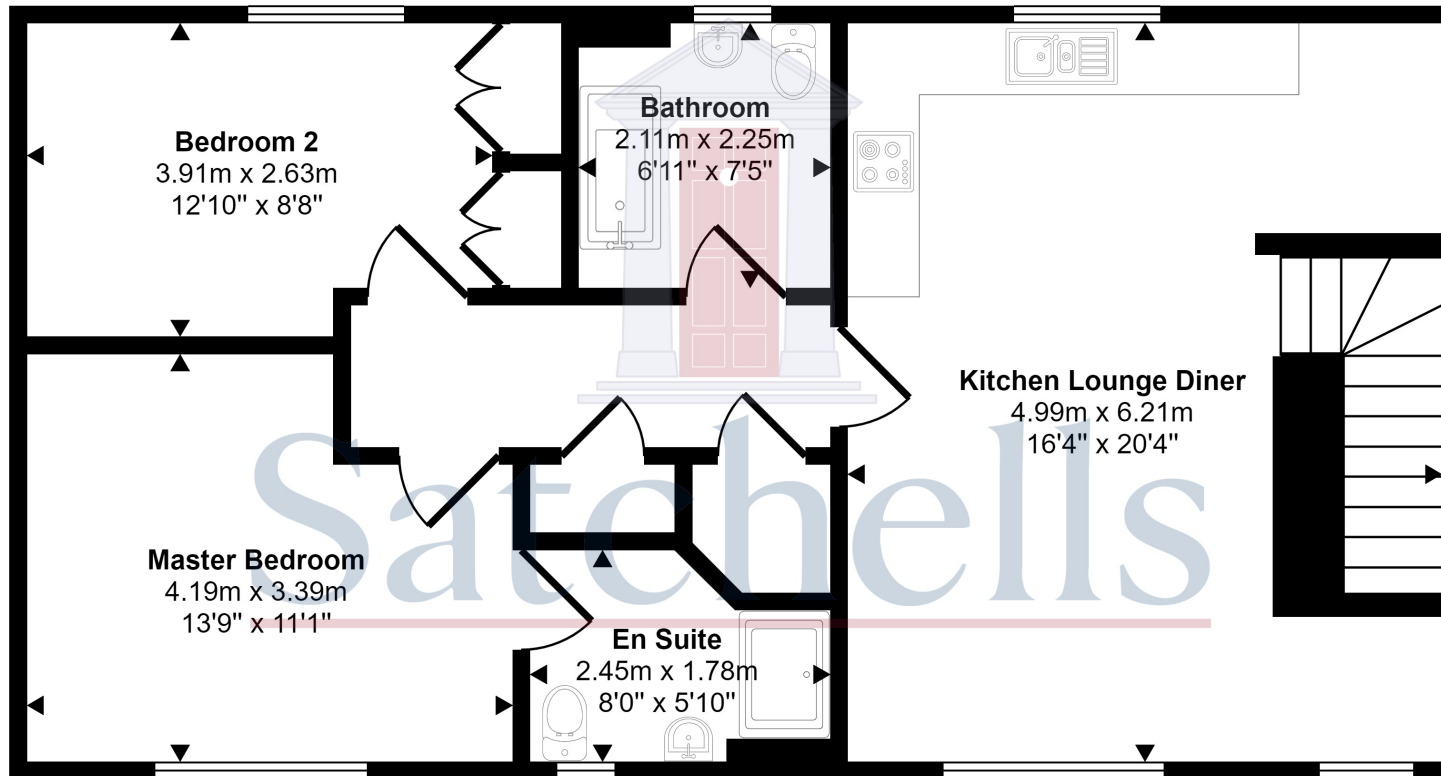
Ground Rent: £200 Per annum





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Approx Gross Internal Area
74 sq m / 793 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.